



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:11:21
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Assessment Data					Primary Image																																																																																																																				
Account 660003239 Parcel ID 21N16E-04-3-00000-000-0000 Cadastral ID 04-21-16-06200 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313552 FARR, MARSHALL J & VICKI R REVOCABLE LIVING TRUST & TRACI FARR 1280 N LYNN LANE RD CATOOSA OK 74015-0000																																																																																																																									
Parcel Location Situs 01704 N JM DAVIS BLVD Subdivision Lot/Block / Parcel Size .3 - Acres Sec/Twn/Rng 4 / 21 / 16 / 3 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32693835 -95.60800950					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>REVAL 2024</td> <td></td> <td></td> <td>11/6/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	REVAL 2024			11/6/2023																																																																																																							
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	13068		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	52,272.00 x 1.00 =	52,272	
Factor Value	0		
Adjustments	76.52%		
Lot Value	39,999		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1034411
Total Building Area	4,250	Image Date	11/6/2023
Total Base Value	252,875	Name	IMG_0016.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	252,875		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	63,219		
Economic Depreciation			
RCNLD (All Sources)	63,219		
Depreciated Improvements			
Outbuilding Value	1,958		
Total Improvement Value	65,177		
Land Value	39,999		
Cost Approach Value	105,176		24.75/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	1,958
Miscellaneous Income		Land Value	39,999
Effective Gross Income (EGI)		Total Appraised Value	105,176
Total Expenses			24.75/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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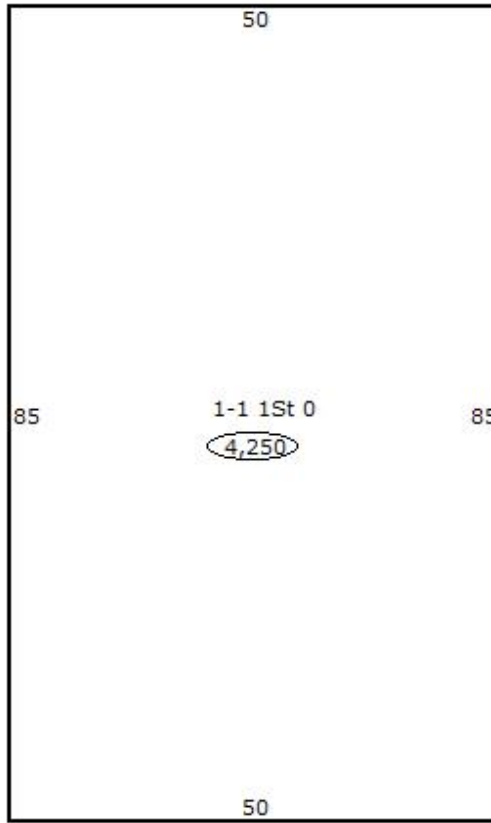
Date 04/18/2026

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Sketch Image

660003239



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	1-1 1St 0	4,250	1.000	4,250
Total Building Area						4,250		4,250



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Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-06200

Tax Area Code 17
Property Class UC
Owners Name FARR, MARSHALL J & VICKI R

Building Data

Building ID 1222
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,250
Average Perimeter 270
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1980
Effective Age 30
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0016.JPG
Image Date 11/6/2023
Image Name IMG_0016.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 42.59
Wall Cost 16.91
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 59.50
Total Area 4,250
Base RCN 252,875
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 252,875
Physical Depreciation 72%
Functional Depreciation 10%
Total Depreciation 75% (189,656)
Total RCNLD 63,219
Lump Sums
Total Building Value 63,219 \$ 14.88 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	PAVING	0x0x0			3,263
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,263)		3,263	1,305	1,958
Total Site Improvement Value				1,958