



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:44:29  
Page 1

Assessment Data					Primary Image				
Account	660003241								
Parcel ID	21N16E-04-3-00000-000-0000								
Cadastral ID	04-21-16-06400								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	325572								
IMPACT LAUNDRY LLC									
3321 S 88TH E AVE TULSA OK 74145-0000									
Parcel Location									
Situs	01501 N LYNN RIGGS BLVD								
Subdivision									
Lot/Block	/	Parcel Size	2.29 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 3								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32414144 -95.60944057									
TR IN S/2 SW/4 BEG 813.60' NORTH AND 1207.20' WEST OF SE/C OF SW/4; TH N26-55E 233'; TH S89-54E 312.01'; TH S34-55W 250.02'; TH L CURVE RAD 5829.60' ARC DIST 9.30'; TH N55-10W 9.70'; TH S31 4029W 82.58' TH N27-1654E 102'; TH N63-05W 126'; TH N26.55E 78' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
3678	COMM R7-ROUTE 66 DOG WASH	07/2006	09/2010						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	JUST2BROTHERS LLC	09/07/2018	1,210,000	YES
					1780/294	WHEETLEY, JIMMIE C &	06/01/2006	850,000	
					809/632			120,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2019	Land Value	574,993	574,993	11%	63,249	Assessed	133,517	12,340.98
Year Frozen	0	Improvements	1,189,766	638,799		70,268	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,764,759	1,213,792		133,517	Total Taxable	133,517	12,341.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003241	IMPACT LAUNDRY LLC	17	1,773,793	0	127,159	11,753.00		
2024	2024-660003241	IMPACT LAUNDRY LLC	17	1,100,946	0	121,104	11,192.00		
2023	2023-660003241	IMPACT LAUNDRY LLC	17	1,494,941	0	148,861	13,636.00		
2022	2022-660003241	IMPACT LAUNDRY LLC	17	1,442,873	0	141,773	13,124.00		
2021	2021-660003241	IMPACT LAUNDRY LLC	17	1,227,471	0	135,022	11,922.00		
2020	2020-660003241	IMPACT LAUNDRY LLC	17	1,227,471	0	135,022	12,364.00		
2019	2019-660003241	IMPACT LAUNDRY LLC	17	1,227,470	0	135,022	12,506.00		
2018	2018-660003241	IMPACT LAUNDRY LLC	17	850,178	0	90,657	8,377.00		
2017	2017-660003241	JUST2BROTHERS LLC	17	850,178	0	86,340	7,929.00		
2016	2016-660003241	JUST2BROTHERS LLC	17	747,540	0	82,229	7,718.00		
2015	2015-660003241	JUST2BROTHERS LLC	17	747,540	0	82,229	7,416.00		
2014	2014-660003241	JUST2BROTHERS LLC	17	747,540	0	82,229	7,625.00		
2013	2013-660003241	JUST2BROTHERS LLC	17	747,540	0	82,229	7,525.00		



# Rogers

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Date 04/17/2026  
 Time 08:44:29  
 Page 2

Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	99,752.00 x .81 = 80,651		
Factor Value	0		
Adjustments	712.94%		
Lot Value	574,993		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026499
Total Building Area	31,900	Image Date	6/12/2023
Total Base Value	2,484,209	Name	IMG_0028.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	2,484,209		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,699,666		
Economic Depreciation	30%		
RCNLD (All Sources)	1,189,766		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	1,189,766		
Land Value	574,993		
Cost Approach Value	1,764,759	55.32/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	574,993
Effective Gross Income (EGI)		Total Appraised Value	1,764,759 55.32/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

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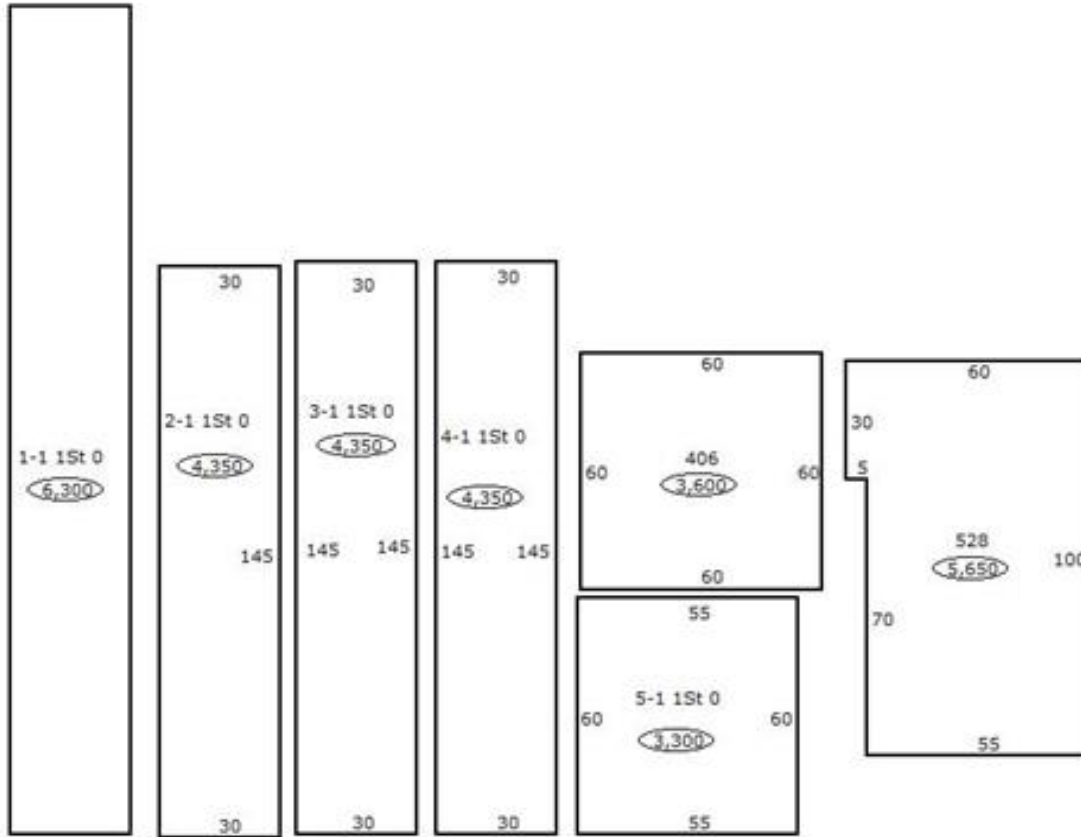
Date 04/17/2026

Time 08:44:29

Page 3

### Sketch Image

660003241



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		40	1-1 1St 0	6,300	1.000	6,300
2	C	386		40	4-1 1St 0	4,350	1.000	4,350
3	C	406		40	5-1 1St 0	3,300	1.000	3,300
4	C	386		40	2-1 1St 0	4,350	1.000	4,350
5	C	386		40	3-1 1St 0	4,350	1.000	4,350
6	C	406		40	406	3,600	1.000	3,600
7	C	528		40	528	5,650	1.000	5,650
<b>Total Building Area</b>						<b>31,900</b>		<b>31,900</b>



# Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:44:29  
 Page 4

Account 660003241  
 Parcel ID 21N16E-04-3-00000-000-0000  
 Cadastral ID 04-21-16-06400

Tax Area Code 17  
 Property Class UC  
 Owners Name IMPACT LAUNDRY LLC

### Building Data

Building ID 4402  
 Building Sequence 1  
 Occupancy 1 528 Service Repair Garage 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 5,650  
 Average Perimeter 320  
 Number Of Storys 1.00  
 Average Wall Ht 12.00  
 Year Built 1997  
 Effective Age 19  
 Construction Class 2 - Heavier Wood or Steel Stud Frame  
 Quality 3 - Average  
 Condition 2 - Fair  
 Exterior Wall 83 - Stud Block Veneer  
 Heating/Cooling 7 - Package Unit  
 Roof Type Gable  
 Roof Cover Metal

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\_0028.JPG  
 Image Date 6/12/2023  
 Image Name IMG\_0028.JPG  
 Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
 Zone Description  
 Base Cost 59.42  
 Wall Cost 32.92  
 HVAC Cost 17.13  
 Basement Cost 0.00  
 Total Base Cost 109.47  
 Total Area 5,650  
 Base RCN 618,506  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 618,506  
 Physical Depreciation 49%  
 Functional Depreciation  
 Total Depreciation 49% (303,068)  
 Total RCNLD 315,438  
 Lump Sums  
 Total Building Value 315,438 \$ 55.83 Per SqFt



# Rogers

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Date 04/17/2026  
Time 08:44:29  
Page 5

Account 660003241  
Parcel ID 21N16E-04-3-00000-000-0000  
Cadastral ID 04-21-16-06400

Tax Area Code 17  
Property Class UC  
Owners Name IMPACT LAUNDRY LLC

### Building Data

Building ID 4401  
Building Sequence 2  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,600  
Average Perimeter 240  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1997  
Effective Age 19  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

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\_0028.JPG  
Image Date 6/12/2023  
Image Name IMG\_0028.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 48.60  
Wall Cost 17.08  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 65.68  
Total Area 3,600  
Base RCN 236,448  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 236,448  
Physical Depreciation 28%  
Functional Depreciation  
Total Depreciation 28% (66,205)  
Total RCNLD 170,243  
Lump Sums  
Total Building Value 170,243 \$ 47.29 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:44:30  
Page 6

Account 660003241  
Parcel ID 21N16E-04-3-00000-000-0000  
Cadastral ID 04-21-16-06400

Tax Area Code 17  
Property Class UC  
Owners Name IMPACT LAUNDRY LLC

### Building Data

Building ID 1229  
Building Sequence 3  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,300  
Average Perimeter 480  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1997  
Effective Age 15  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
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\_0027.JPG  
Image Date 6/12/2023  
Image Name IMG\_0027.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 55.81  
Wall Cost 16.49  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 72.30  
Total Area 6,300  
Base RCN 455,490  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 455,490  
Physical Depreciation 26%  
Functional Depreciation  
Total Depreciation 26% (118,427)  
Total RCNLD 337,063  
Lump Sums  
Total Building Value 337,063 \$ 53.50 Per SqFt



# Rogers

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Date 04/17/2026  
Time 08:44:30  
Page 7

Account 660003241  
Parcel ID 21N16E-04-3-00000-000-0000  
Cadastral ID 04-21-16-06400

Tax Area Code 17  
Property Class UC  
Owners Name IMPACT LAUNDRY LLC

### Building Data

Building ID 1230  
Building Sequence 4  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,350  
Average Perimeter 350  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1997  
Effective Age 15  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
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\_0028.JPG  
Image Date 6/12/2023  
Image Name IMG\_0028.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 55.71  
Wall Cost 17.42  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 73.13  
Total Area 4,350  
Base RCN 318,116  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 318,116  
Physical Depreciation 26%  
Functional Depreciation  
Total Depreciation 26% (82,710)  
Total RCNLD 235,406  
Lump Sums  
Total Building Value 235,406 \$ 54.12 Per SqFt



# Rogers

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Time 08:44:30  
Page 8

Account 660003241  
Parcel ID 21N16E-04-3-00000-000-0000  
Cadastral ID 04-21-16-06400

Tax Area Code 17  
Property Class UC  
Owners Name IMPACT LAUNDRY LLC

### Building Data

Building ID 1231  
Building Sequence 5  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,350  
Average Perimeter 350  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1997  
Effective Age 15  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
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\_0027.JPG  
Image Date 6/12/2023  
Image Name IMG\_0027.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 55.71  
Wall Cost 17.42  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 73.13  
Total Area 4,350  
Base RCN 318,116  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 318,116  
Physical Depreciation 26%  
Functional Depreciation  
Total Depreciation 26% (82,710)  
Total RCNLD 235,406  
Lump Sums  
Total Building Value 235,406 \$ 54.12 Per SqFt



# Rogers

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Date 04/17/2026  
Time 08:44:30  
Page 9

Account 660003241  
Parcel ID 21N16E-04-3-00000-000-0000  
Cadastral ID 04-21-16-06400

Tax Area Code 17  
Property Class UC  
Owners Name IMPACT LAUNDRY LLC

### Building Data

Building ID 1232  
Building Sequence 6  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,350  
Average Perimeter 350  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2000  
Effective Age 13  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
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\_0028.JPG  
Image Date 6/12/2023  
Image Name IMG\_0028.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 55.71  
Wall Cost 17.42  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 73.13  
Total Area 4,350  
Base RCN 318,116  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 318,116  
Physical Depreciation 22%  
Functional Depreciation  
Total Depreciation 22% (69,986)  
Total RCNLD 248,130  
Lump Sums  
Total Building Value 248,130 \$ 57.04 Per SqFt



# Rogers

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Date 04/17/2026  
Time 08:44:30  
Page 10

Account 660003241  
Parcel ID 21N16E-04-3-00000-000-0000  
Cadastral ID 04-21-16-06400

Tax Area Code 17  
Property Class UC  
Owners Name IMPACT LAUNDRY LLC

### Building Data

Building ID 1233  
Building Sequence 7  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,300  
Average Perimeter 230  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1997  
Effective Age 19  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 48.64  
Wall Cost 17.85  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 66.49  
Total Area 3,300  
Base RCN 219,417  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 219,417  
Physical Depreciation 28%  
Functional Depreciation  
Total Depreciation 28% (61,437)  
Total RCNLD 157,980  
Lump Sums  
Total Building Value 157,980 \$ 47.87 Per SqFt