



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:07:20
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Assessment Data					Primary Image																																																																																																																				
Account 660003242 Parcel ID 21N16E-04-3-00000-000-0000 Cadastral ID 04-21-16-06500 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347455 6G 1711 LLC 12271 WOODCREST DR CLAREMORE OK 74017-0000 Parcel Location Situs 01711 N LYNN RIGGS BLVD Subdivision Lot/Block / Parcel Size .61 - Acres Sec/Twn/Rng 4 / 21 / 16 / 3 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32760852 -95.60731132																																																																																																																									
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	26572		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	119,500.00 x 1.00 = 119,500		
Factor Value	0		
Adjustments			
Lot Value	119,500		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026790
Total Building Area	3,928	Image Date	6/13/2023
Total Base Value	379,013	Name	IMG_0009.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	379,013		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	231,198		
Economic Depreciation			
RCNLD (All Sources)	231,198		
Depreciated Improvements			
Outbuilding Value	25,058		
Total Improvement Value	256,256		
Land Value	119,500		
Cost Approach Value	375,756		95.66/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	25,058
Miscellaneous Income		Land Value	119,500
Effective Gross Income (EGI)		Total Appraised Value	375,756
Total Expenses			95.66/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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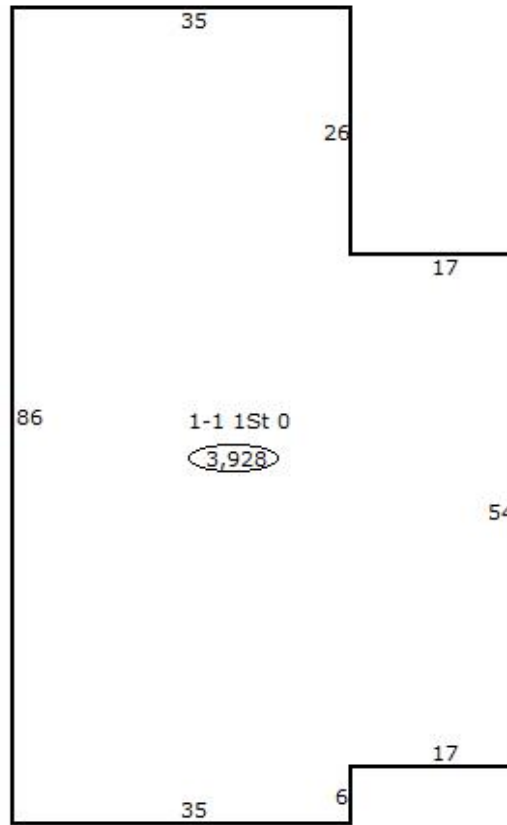
Date 04/18/2026

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Sketch Image

660003242



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	381		20	1-1 1St 0	3,928	1.000	3,928
Total Building Area						3,928		3,928



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Account 660003242
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-06500

Tax Area Code 17
Property Class UC
Owners Name 6G 1711 LLC

Building Data

Building ID 1221
Building Sequence 1
Occupancy 1 381 Veterinary Hospital 59%
Occupancy 2 378 Stable 41%
Occupancy 3
Total Floor Area 3,928
Average Perimeter 276
Number Of Storys 1.00
Average Wall Ht 11.00
Year Built 1987
Effective Age 20
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 96 - Stud Walls-Wood Siding
Heating/Cooling 7 - Package Unit
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_0009.JPG
Image Date 6/13/2023
Image Name IMG_0009.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 62.57
Wall Cost 18.79
HVAC Cost 15.13
Basement Cost 0.00
Total Base Cost 96.49
Total Area 3,928
Base RCN 379,013
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 379,013
Physical Depreciation 39%
Functional Depreciation
Total Depreciation 39% (147,815)
Total RCNLD 231,198
Lump Sums
Total Building Value 231,198 \$ 58.86 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			5,516
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.85 x 5,516)		15,721	3,930	11,791
FLV		UPSTAIRS STORAGE 1190 SF	0x0x0			5,950
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 5,950)		5,950		5,950
FLV		SLAB PORCH COVERED	0x0x0			1,755
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,755)		1,755	439	1,316
FLV		DBL ILL PLASTIC SIGN	6x3x0			4,050
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,050)		4,050	1,013	3,037
FLV		FR CNPY	31x6x0			3,952
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 3,952)		3,952	988	2,964
Total Site Improvement Value						25,058