



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660003246 Parcel ID 000000-0-0-00424-001-0001 Cadastral ID 04-21-16-06900 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343515 FC ROBSON PROPERTIES LLC PO BOX 986 310 S MISSOURI CLAREMORE OK 74018-0000 Parcel Location Situs 01100 N LYNN RIGGS BLVD Subdivision KUM & GO # 1840 Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32211794 -95.60928855																																																																																																																									
Building Permits					REVAL 2024 6/15/2023																																																																																																																				
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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	43,996.00 x 1.24 =	54,668	
Factor Value	0		
Adjustments	2286.53%		
Lot Value	1,250,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1027129
Total Building Area	5,700	Image Date	6/15/2023
Total Base Value	793,611	Name	IMG_0035.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	146,810		
Replacement Cost New	940,421		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	902,804		
Economic Depreciation			
RCNLD (All Sources)	902,804		
Depreciated Improvements			
Outbuilding Value	915,367		
Total Improvement Value	1,818,171		
Land Value	1,250,000		
Cost Approach Value	3,068,171	538.28/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	915,367
Miscellaneous Income		Land Value	1,250,000
Effective Gross Income (EGI)		Total Appraised Value	3,068,171
Total Expenses			538.28/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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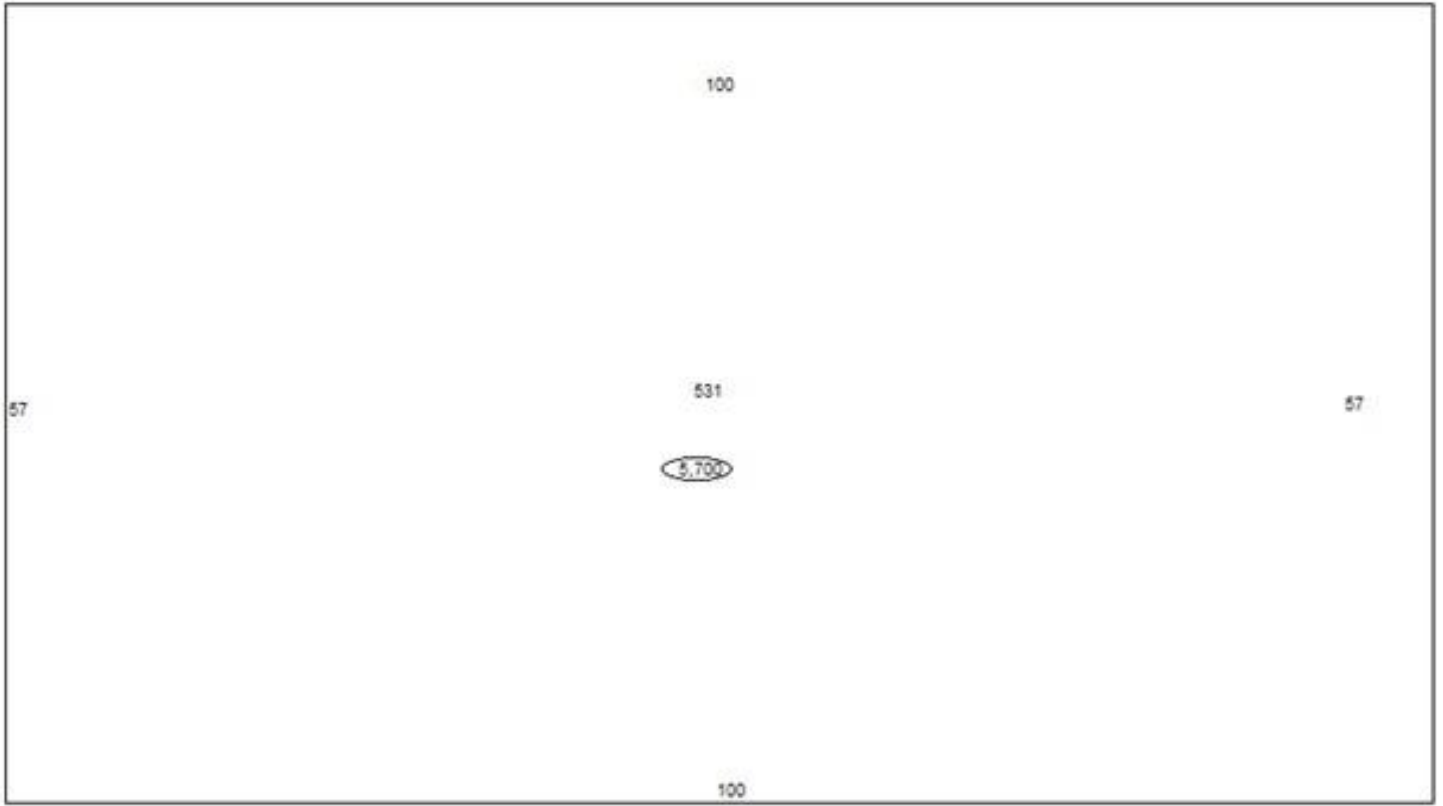
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Sketch Image

660003246



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	531		13	531	5,700	1.000	5,700
Total Building Area						5,700		5,700



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Account 660003246
Parcel ID 000000-0-0-00424-001-0001
Cadastral ID 04-21-16-06900

Tax Area Code 17
Property Class UCP
Owners Name FC ROBSON PROPERTIES LLC

Building Data

Building ID 4566
Building Sequence 1
Occupancy 1 531 Mini-Mart Convenience Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,700
Average Perimeter 314
Number Of Storys 1.00
Average Wall Ht 7.00
Year Built 2019
Effective Age 3
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 4 - Good
Condition 4 - Good
Exterior Wall 3 - Block with EIFS
Heating/Cooling 7 - Package Unit
Roof Type Flat
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_0035.JPG
Image Date 6/15/2023
Image Name IMG_0035.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 86.89
Wall Cost 31.78
HVAC Cost 20.56
Basement Cost 0.00
Total Base Cost 139.23
Total Area 5,700
Base RCN 793,611
Misc Impr Value 146,810

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 940,421
Physical Depreciation 4%
Functional Depreciation
Total Depreciation 4% (37,617)
Total RCNLD 902,804
Lump Sums
Total Building Value 902,804 \$ 158.39 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	PAVING - CONCRETE	2019	26500	26,500	5.54		146,810
Total Misc Improvement							146,810



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CWCN	CANOPY	90x49x0			4,410		
	Qual	3	Cond	4	Year	2019	Eff Age	4
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (24.01 x 4,410)				105,884	10,588		95,296
	FLV	PUMP 4 HOSE DS ELEC. X 6	0x0x0				127,650	
	Qual		Cond		Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
	Base Cost (1.00 x 127,650)				127,650	6,383		121,267
	FLV	LEAKAGE MONITOR X 6	0x0x0				28,200	
	Qual		Cond		Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD	
Base Cost (1.00 x 28,200)				28,200	1,410		26,790	
FLV	MONITOR CONSOLE	0x0x0				25,000		
Qual		Cond		Year		Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD	
Base Cost (1.00 x 25,000)				25,000	1,250		23,750	
FL1	SIGN-SKYLINE	0x0x0				16,639		
Qual		Cond		Year		Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD	
Base Cost (1.00 x 16,639)				16,639	832		15,807	
FL1	SIGNS-BUILDING	0x0x0				31,962		
Qual		Cond		Year		Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD	
Base Cost (1.00 x 31,962)				31,962	1,598		30,364	
FL1	MONUMENT-OUTSIDE	0x0x0				78,922		
Qual		Cond		Year		Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD	
Base Cost (1.00 x 78,922)				78,922	3,946		74,976	



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FL1	TANKS-4-VALUED BY MANAGEMENT	0x0x0			554,860
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 554,860)		554,860	27,743	527,117
		Total Site Improvement Value		915,367
