



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660003247								
Parcel ID	21N16E-04-3-00000-000-0000								
Cadastral ID	04-21-16-07000								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	319001								
CEDAR POINT CHURCH INC									
1660 D LYNN RIGGS BLVD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01608 N LYNN RIGGS BLVD								
Subdivision									
Lot/Block	/	Parcel Size	8.62 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 3								
Neighborhood	90000 - COMMERCIAL								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32449136 -95.60678994									
TR IN N2 SE SW BEG: NE/C THEREOF; W 363.7' M/L TO ELY/L HY 66; SWLY ALG ELY/L 55'; S PAR TO E/L NE SE SW 101.7'; W 59.4' TO ELY/L HY 66; SWLY ALG SD ELY/L 492', E 88' S 150' TO S/L THEREOF, E 601' TO SE/C THEREOF, N 660' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
3917	COMM R9-CEDAR POINT CHURCH TE	04/2008	03/2011						
3708	COMM R7-10800 SQ FT ADDN OR REM	09/2006	03/2011						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2567/543	WILD PONY HOLDINGS L P	08/01/2016	1,200,000	2					
1103/573	CLAREMORE SHOPPING CENTER	02/10/1995	650,000	No					
843/465			0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2017	Land Value	398,600	37,028	11%	4,073	Assessed	16,873 1,559.57	
Year Frozen	0	Improvements	1,379,486	116,359		12,800	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	1,778,086	153,387		16,873	Total Taxable	16,873 1,560.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003247	CEDAR POINT CHURCH INC	17	1,856,583	0	16,069	1,485.00		
2024	2024-660003247	CEDAR POINT CHURCH INC	17	1,586,087	0	15,304	1,414.00		
2023	2023-660003247	CEDAR POINT CHURCH INC	17	1,656,283	0	14,576	1,335.00		
2022	2022-660003247	CEDAR POINT CHURCH INC	17	1,698,100	0	14,944	1,383.00		
2021	2021-660003247	CEDAR POINT CHURCH INC	17	1,958,972	0	17,239	1,522.00		
2020	2020-660003247	CEDAR POINT CHURCH INC	17	1,958,972	0	17,239	1,579.00		
2019	2019-660003247	CEDAR POINT CHURCH INC	17	581,704	0	63,987	5,926.00		
2018	2018-660003247	CEDAR POINT CHURCH INC	17	581,704	0	63,987	5,912.00		
2017	2017-660003247	CEDAR POINT CHURCH INC	17	581,704	0	63,987	5,877.00		
2016	2016-660003247	CEDAR POINT CHURCH INC	17	750,000	0	82,500	7,743.00		
2015	2015-660003247	WILD PONY HOLDINGS L P	17	750,000	0	82,500	7,441.00		
2014	2014-660003247	WILD PONY HOLDINGS L P	17	750,000	0	82,500	7,650.00		
2013	2013-660003247	WILD PONY HOLDINGS L P	17	850,000	0	93,500	8,556.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	8.62		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	398,600.00 x 1.00 = 398,600		
Factor Value	0		
Adjustments			
Lot Value	398,600		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026492
Total Building Area	61,520	Image Date	6/12/2023
Total Base Value	6,667,368	Name	IMG_0030.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	6,667,368		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,404,691		
Economic Depreciation	25%		
RCNLD (All Sources)	1,053,518		
Depreciated Improvements			
Outbuilding Value	325,968		
Total Improvement Value	1,379,486		
Land Value	398,600		
Cost Approach Value	1,778,086	28.90/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	325,968
Miscellaneous Income		Land Value	398,600
Effective Gross Income (EGI)		Total Appraised Value	1,778,086
Total Expenses			28.90/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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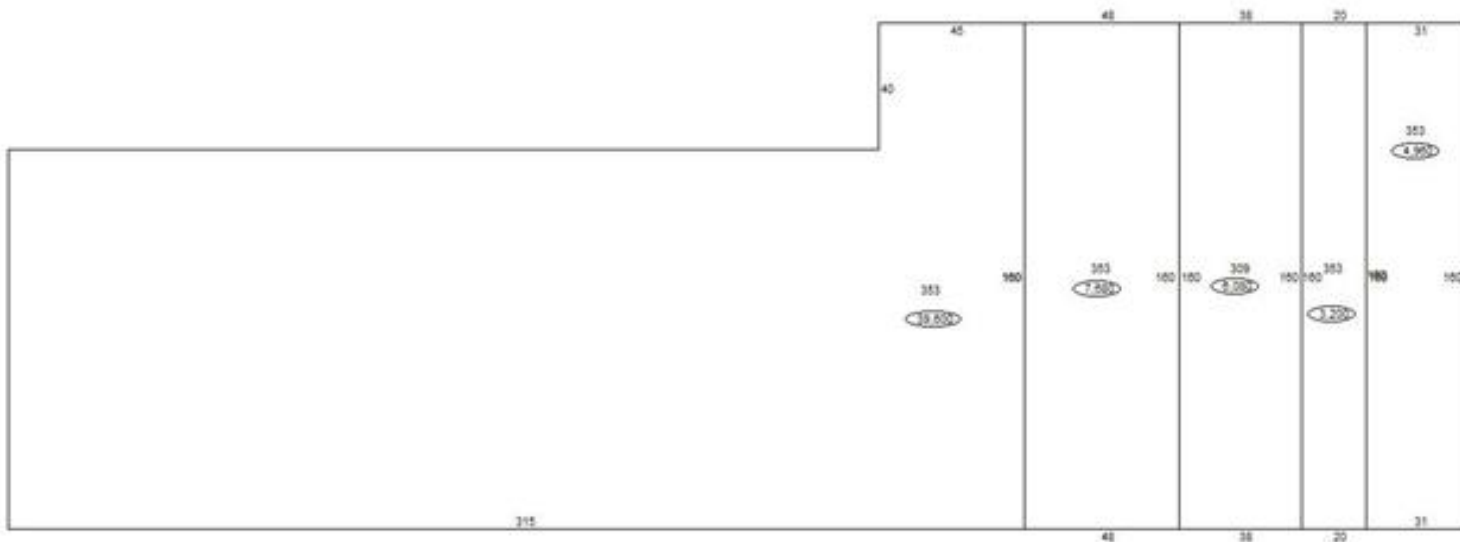
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	309		40		39,600	1.000	39,600
2	C	353		40		4,960	1.000	4,960
3	C	353		40		3,200	1.000	3,200
4	C	309		40		6,080	1.000	6,080
5	C	353		40		7,680	1.000	7,680
Total Building Area						61,520		61,520



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Account 660003247
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-07000

Tax Area Code 17
Property Class UC
Owners Name CEDAR POINT CHURCH INC

Building Data

Building ID 4600
Building Sequence 1
Occupancy 1 353 Retail Store 72%
Occupancy 2 309 Church 28%
Occupancy 3
Total Floor Area 21,920
Average Perimeter 1,554
Number Of Storys 1.00
Average Wall Ht 21.00
Year Built 1968
Effective Age 38
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type Flat
Roof Cover Composition Roll

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_0030.JPG
Image Date 6/12/2023
Image Name IMG_0030.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 64.23
Wall Cost 27.73
HVAC Cost 16.34
Basement Cost 0.00
Total Base Cost 108.30
Total Area 21,920
Base RCN 2,373,936
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 2,373,936
Physical Depreciation 77%
Functional Depreciation
Total Depreciation 77% (1,827,931)
Total RCNLD 546,005
Lump Sums
Total Building Value 546,005 \$ 24.91 Per SqFt



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Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-07000

Tax Area Code 17
Property Class UC
Owners Name CEDAR POINT CHURCH INC

Building Data

Building ID 1251
Building Sequence 2
Occupancy 1 309 Church 100%
Occupancy 2
Occupancy 3
Total Floor Area 39,600
Average Perimeter 950
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1968
Effective Age 38
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type Flat
Roof Cover Tar & Gravel

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_0030.JPG
Image Date 6/12/2023
Image Name IMG_0030.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 80.71
Wall Cost 7.24
HVAC Cost 20.47
Basement Cost 0.00
Total Base Cost 108.42
Total Area 39,600
Base RCN 4,293,432
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 4,293,432
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (3,434,746)
Total RCNLD 858,686
Lump Sums
Total Building Value 858,686 \$ 21.68 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			166,794
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.72 x 166,794)		453,680	226,840	226,840
	FLV	STL CNPY 3680 SF	0x0x0			92,920
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 92,920)		92,920	37,168	55,752
	FLV	CONC SLAB 3680 SF	0x0x0			18,400
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 18,400)		18,400	7,360	11,040
	FLV	ALUM CARPORT	0x0x0			500
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 500)		500		500
	FLV	MERCURY VAPOR LIGHTS (15)	0x0x0			16,500
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 16,500)		16,500	6,600	9,900
	FLV	LIGHT POLES 6" 30' (3)	0x0x0			6,300
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 6,300)		6,300	2,520	3,780
	FLV	DBL ILL PLASTIC SIGN 2 @ 4*8	0x0x0			11,520
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 11,520)		11,520	4,608	6,912



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FLV	DBL ILL PLASTIC SIGN	12x5x0			8,400
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 8,400)		8,400	3,360	5,040

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	1,620	2,430

FLV	SIGN POLES 6" 85'	0x0x0			6,290
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 6,290)		6,290	2,516	3,774

Total Site Improvement Value	325,968
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