



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:46:44
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003252 Parcel ID 21N16E-04-4-00000-000-0000 Cadastral ID 04-21-16-07500 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 315869 VTR HILLCREST CLAREMORE LLC C/O ALTUS GROUP US INC #2558 PO BOX 71970 PHOENIX AZ 85050-0000 Parcel Location Situs 01202 N MUSKOGEE PL Subdivision Lot/Block / Parcel Size 5.18 - Acres Sec/Twn/Rng 4 / 21 / 16 / 4 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32267518 -95.60465317																																																																																																																									
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>R12</td> <td>ROLL NEW SALE-GET SALE BREAKDC</td> <td>11/2011</td> <td>11/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	ROLL NEW SALE-GET SALE BREAKDC	11/2011	11/2013																																																																																																							
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	361025		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	361,025.00 x 1.00 =	361,025	
Factor Value	0		
Adjustments			
Lot Value	361,025		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026484
Total Building Area	115,699	Image Date	6/12/2023
Total Base Value	26,910,430	Name	IMG_0036.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	26,910,430		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	18,299,092		
Economic Depreciation			
RCNLD (All Sources)	18,299,092		
Depreciated Improvements			
Outbuilding Value	182,187		
Total Improvement Value	18,481,279		
Land Value	361,025		
Cost Approach Value	18,842,304	162.86/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	182,187
Miscellaneous Income		Land Value	361,025
Effective Gross Income (EGI)		Total Appraised Value	18,842,304
Total Expenses			162.86/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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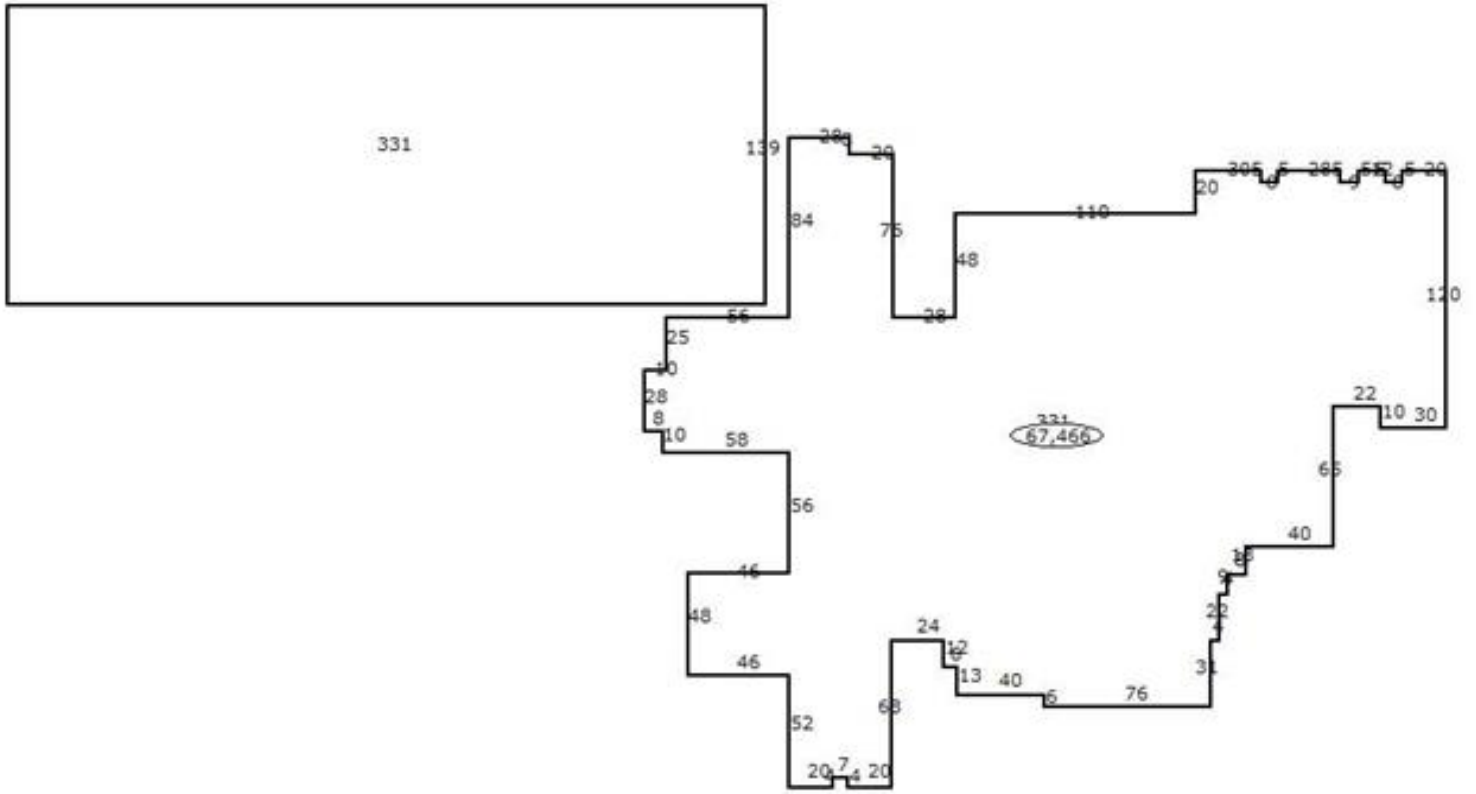
Date 04/18/2026

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Sketch Image

660003252



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	331		77	331	67,466	1.000	67,466
2	U	331		77	331	48,233	1.000	48,233
Total Building Area						67,466		67,466



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Account 660003252
Parcel ID 21N16E-04-4-00000-000-0000
Cadastral ID 04-21-16-07500

Tax Area Code 17
Property Class UC
Owners Name VTR HILLCREST CLAREMORE LLC

Building Data

Building ID 3989
Building Sequence 1
Occupancy 1 331 Hospital 100%
Occupancy 2
Occupancy 3
Total Floor Area 115,699
Average Perimeter 1,330
Number Of Storys 2.00
Average Wall Ht 12.00
Year Built 1953
Effective Age 21
Construction Class 5 - Pre-cast Tilt-Up Concrete Wall Buildings
Quality 3 - Average
Condition 3 - Average
Exterior Wall 18 - Concrete, Tilt-up
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type
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_0036.JPG
Image Date 6/12/2023
Image Name IMG_0036.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 212.49
Wall Cost 6.40
HVAC Cost 13.70
Basement Cost 0.00
Total Base Cost 232.59
Total Area 115,699
Base RCN 26,910,430
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 26,910,430
Physical Depreciation 32%
Functional Depreciation
Total Depreciation 32% (8,611,338)
Total RCNLD 18,299,092
Lump Sums
Total Building Value 18,299,092 \$ 158.16 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	CONC PAVING 72,310SF	0x0x0			279,117
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 279,117)		279,117	181,426	97,691
	FLV	FR CNPY 20X44	0x0x0			23,100
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 23,100)		23,100	15,015	8,085
	FLV	FR CNPY 20X70	0x0x0			36,750
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 36,750)		36,750	23,888	12,862
	FLV	CS UNDER CNPY 20X70	0x0x0			8,064
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 8,064)		8,064	5,242	2,822
	FLV	FR CNPY 20X56	0x0x0			29,400
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 29,400)		29,400	19,110	10,290
	FLV	CS UNDER CNPY 20X56	0x0x0			6,451
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 6,451)		6,451	4,193	2,258
	FLV	FR CNPY 30X40	0x0x0			31,500
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 31,500)		31,500	20,475	11,025



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FLV	CS UNDER CNPY 30X40	0x0x0			6,912
Qual	Cond	Year		Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 6,912)		6,912	4,493	2,419

FLV	FR CNPY 48X56	0x0x0			70,560
Qual	Cond	Year		Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 70,560)		70,560	45,864	24,696

FLV	CS UNDER CNPY 48X56	0x0x0			15,483
Qual	Cond	Year		Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 15,483)		15,483	10,064	5,419

FLV	MERCURY VAPOR LIGHTS (12)	0x0x0			13,200
Qual	Cond	Year		Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 13,200)		13,200	8,580	4,620

	Total Site Improvement Value	182,187
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