



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	660003253								
Parcel ID	21N16E-04-2-00000-000-0000								
Cadastral ID	04-21-16-07600								
Property Type	REAL - Real Property								
Property Class	NOP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	88674								
ROGERS CO ASSOC FOR RETARDED									
CITIZENS									
2112 E L ANDERSON BLVD CLAREMORE OK 74017-0000									
Parcel Location					REVAL 2024 6/12/2023				
Situs	02112 E L ANDERSON BLVD				Building Permits				
Subdivision					Number	Description	Opened	Closed	Amount
Lot/Block	/	Parcel Size	1.63 - Acres		3474	COMM R6-ROGERS CO WORK TRAINI	05/2005	09/2009	
Sec/Twn/Rng	4 / 21 / 16 / 2				Legal Description				
Neighborhood	90000 - COMMERCIAL				Lat/Long: 36.32928749 -95.61152724				
School District	S001 - CLAREMORE SCHOOLS				TR S2 S2 SW NW & N2 N2 NW SW BEG: ON N/L S2 SW NW 364.25' E OF NW/C & ON E/L CO RD; SLY ALG E/L CO RD 411.54'; E 720' TO TRUE POB; S 346.16'; W 398' NELY TO POB 250' W OF POB, E 250' TO POB, LESS W 108.88' THEREOF				
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	120,000	0	11%	0	Assessed	0	0.00
Year Frozen	0	Improvements	776,119	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	896,119	0		0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003253	ROGERS CO ASSOC FOR RETARDED	17	935,873	0		.00		
2024	2024-660003253	ROGERS CO ASSOC FOR RETARDED	17	427,388	0		.00		
2023	2023-660003253	ROGERS CO ASSOC FOR RETARDED	17	946,859	0		.00		
2022	2022-660003253	ROGERS CO ASSOC FOR RETARDED	17	823,181	0		.00		
2021	2021-660003253	ROGERS CO ASSOC FOR RETARDED	17	823,181	0		.00		
2020	2020-660003253	ROGERS CO ASSOC FOR RETARDED	17	823,181	0		.00		
2019	2019-660003253	ROGERS CO ASSOC FOR RETARDED	17	659,070	0		.00		
2018	2018-660003253	ROGERS CO ASSOC FOR RETARDED	17	626,883	0		.00		
2017	2017-660003253	ROGERS CO ASSOC FOR RETARDED	17	626,883	0		.00		
2016	2016-660003253	ROGERS CO ASSOC FOR RETARDED	17	171,365	0		.00		
2015	2015-660003253	ROGERS CO ASSOC FOR RETARDED	17	171,365	0		.00		
2014	2014-660003253	ROGERS CO ASSOC FOR RETARDED	17	304,732	0		.00		
2013	2013-660003253	ROGERS CO ASSOC FOR RETARDED	17	304,732	0		.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1.63		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	120,000.00 x 1.00 = 120,000		
Factor Value	0		
Adjustments			
Lot Value	120,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026490
Total Building Area	16,004	Image Date	6/12/2023
Total Base Value	1,434,599	Name	IMG_0033.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	1,434,599		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	731,645		
Economic Depreciation			
RCNLD (All Sources)	731,645		
Depreciated Improvements			
Outbuilding Value	44,474		
Total Improvement Value	776,119		
Land Value	120,000		
Cost Approach Value	896,119		
			55.99/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	44,474
Miscellaneous Income		Land Value	120,000
Effective Gross Income (EGI)		Total Appraised Value	896,119
Total Expenses			55.99/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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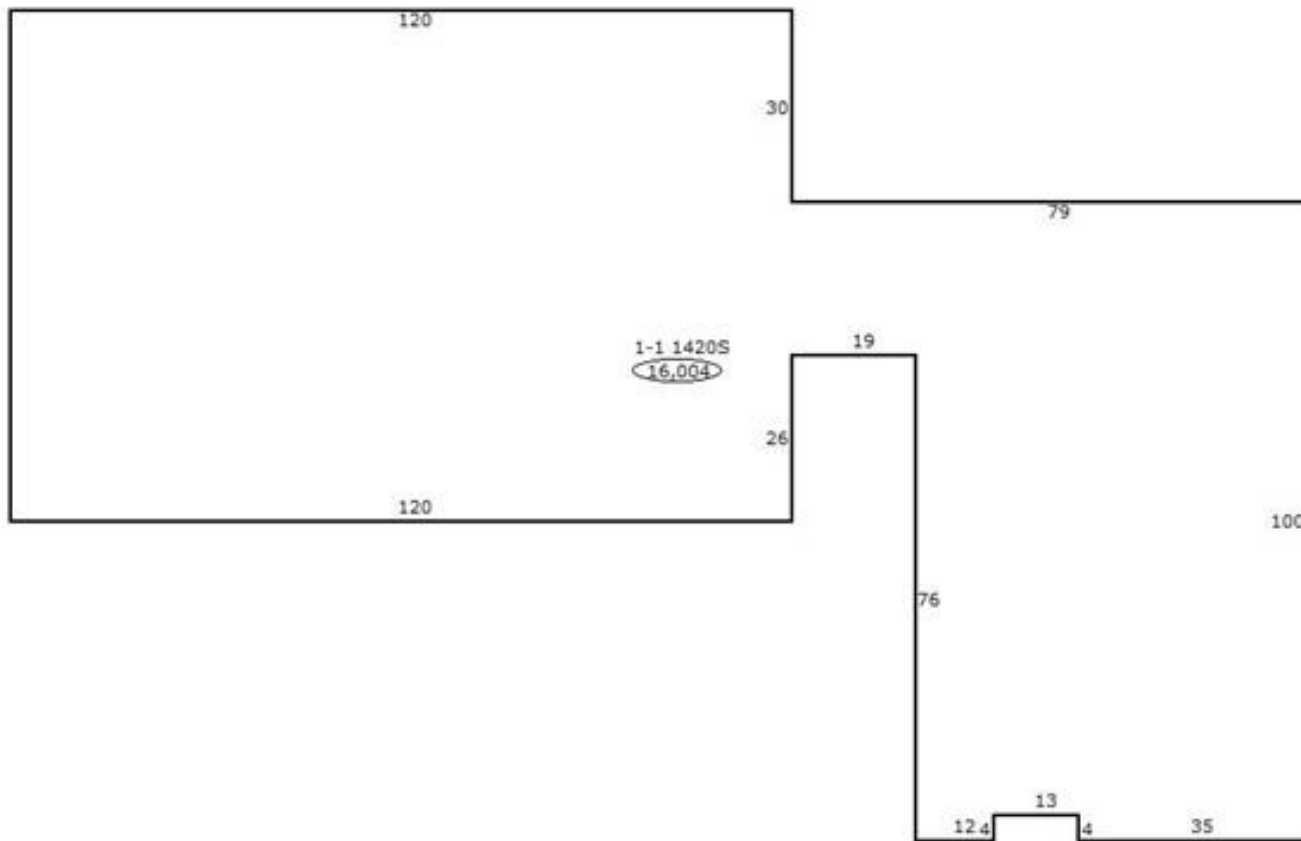
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	407		25	1-1 1420S	16,004	1.000	16,004
Total Building Area						16,004		16,004



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Account 660003253
Parcel ID 21N16E-04-2-00000-000-0000
Cadastral ID 04-21-16-07600

Tax Area Code 17
Property Class NOP
Owners Name ROGERS CO ASSOC FOR RETARDED

Building Data

Building ID 2798
Building Sequence 1
Occupancy 1 407 Distribution Warehouse 58%
Occupancy 2 344 Office Building 42%
Occupancy 3
Total Floor Area 16,004
Average Perimeter 718
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1973
Effective Age 27
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 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_0033.JPG
Image Date 6/12/2023
Image Name IMG_0033.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 68.41
Wall Cost 13.33
HVAC Cost 7.90
Basement Cost 0.00
Total Base Cost 89.64
Total Area 16,004
Base RCN 1,434,599
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,434,599
Physical Depreciation 49%
Functional Depreciation
Total Depreciation 49% (702,954)
Total RCNLD 731,645
Lump Sums
Total Building Value 731,645 \$ 45.72 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
611	Package Unit	Area/Percent	42%		126,375
649	No HVAC	Area/Percent	58%		
Total Modifier Value					126,375



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FCC	Fence:Comm.Chain-Lk	0x0x0			280
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (12.50 x 280)		3,500	1,820	1,680
FLV	AL CP (3)		0x0x0			1,800
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,800)		1,800		1,800
FLV	ASPHALT PAVING 29,756 SF		0x0x0			56,834
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 56,834)		56,834	29,554	27,280
FLV	CONC PAVING 4564SF		0x0x0			17,617
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 17,617)		17,617	9,161	8,456
FLV	WOOD FENCE 6 - 186'		0x0x0			4,278
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,278)		4,278	2,225	2,053
FLV	FR CANOPY 5X37		0x0x0			3,552
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 3,552)		3,552	1,847	1,705
FLV	AL CNPY 5X50		0x0x0			3,125
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 3,125)		3,125	1,625	1,500
Total Site Improvement Value						44,474