Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660003255
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-07700
Property Type REAL - Real Property
Property Class UC **VI Area** 1
Tax Area 17 - CLAREMORE OT
Name ID 315316
SIGNATURE LEASING LLC

PO BOX 481
CATOOSA OK 74015-0000

Parcel Location

Situs 01516 N LYNN RIGGS BLVD
Subdivision
Lot/Block / **Parcel Size** .75 - Acres
Sec/Twn/Rng 4 / 21 / 16 / 3
Neighborhood 5001 - TASC 2016
School District S001 - CLAREMORE SCHOOLS

Primary Image

REVAL 2024 6/12/2023

Legal Description

Lat/Long: 36.32385307 -95.60823839

TR IN SE SW; BEG 12' S OF NE/C SW SE SW ON E/L THEREOF, N TO NE/C, E TO PT 601' W OF SE/C NE SE SW, TH N PAR TO E/L OF NE SE SW 150' TO PT, TH W PAR TO S/L OF N2 SE SW TO ELY ROW HWY 66, SWLY ALG ELY ROW TO PT 12' S OF N/L SW SE SW, E TO POB.

Building Permits

Number	Description	Opened	Closed	Amount
R16	R16-REMODEL	09/2015	01/2019	
R11	ROLL NEW SALE	10/2010	01/2011	

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
2475/657	CMH PROPERTIES LLC	05/18/2015	312,500	YES
2126/857	CORN, BETTY L	09/10/2010	211,500	YES
1372/895	BROWN, TERRY G	04/19/2002	0	6
1356/588	CORN, BETTY L (EVANS)	02/19/2002	0	16

Parcel Valuation

Source	REAL
Remove Cap	2016
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	59,788	59,788	11%	6,577
Improvements	252,957	105,797		11,637
Mobile Home	0	0		0
Total Value	312,745	165,585		18,214

		Current Tax
Levy Rate	92.430	
Assessed	18,214	1,683.52
Penalty	0	
Exemption	0	0.00
Total Taxable	18,214	1,684.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660003255	SIGNATURE LEASING LLC	17	325,032	0	17,347	1,603.00
2024	2024-660003255	SIGNATURE LEASING LLC	17	150,191	0	16,521	1,527.00
2023	2023-660003255	SIGNATURE LEASING LLC	17	272,757	0	30,004	2,748.00
2022	2022-660003255	SIGNATURE LEASING LLC	17	272,291	0	29,952	2,773.00
2021	2021-660003255	SIGNATURE LEASING LLC	17	334,724	0	36,820	3,251.00
2020	2020-660003255	SIGNATURE LEASING LLC	17	334,724	0	36,820	3,372.00
2019	2019-660003255	SIGNATURE LEASING LLC	17	334,724	0	35,818	3,317.00
2018	2018-660003255	SIGNATURE LEASING LLC	17	310,114	0	34,113	3,152.00
2017	2017-660003255	SIGNATURE LEASING LLC	17	310,114	0	34,113	3,133.00
2016	2016-660003255	SIGNATURE LEASING LLC	17	312,500	0	34,375	3,226.00
2015	2015-660003255	SIGNATURE LEASING LLC	17	211,500	0	23,265	2,098.00
2014	2014-660003255	CMH PROPERTIES LLC	17	211,500	0	23,265	2,157.00
2013	2013-660003255	CMH PROPERTIES LLC	17	211,500	0	23,265	2,129.00

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Lot Data

Lot Size	0 x 0	
Lot Count	0	
Units Buildable	32670	
Non-Ag Acres	0.549	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Value Model	1835 COMM	
Value Method	Square-Foot	
Base Lot Value	23,915.00 x 1.25 =	29,894
Factor Value	0	
Adjustments	200%	
Lot Value	59,788	

Primary Image

Image Information

Image ID	1026477
Image Date	6/12/2023
Name	IMG_0040.JPG
Description	REVAL 2024

Cost Approach

Manual Date	01/2025	
Total Building Area	7,043	
Total Base Value	447,512	
Modifier Value		
Misc Improvements		
Replacement Cost New	447,512	
Phys/Func Depreciation Loss	()	
RCN Less Phys/Func	232,706	
Economic Depreciation		
RCNLD (All Sources)	232,706	
Depreciated Improvements		
Outbuilding Value	20,251	
Total Improvement Value	252,957	
Land Value	59,788	
Cost Approach Value	312,745	44.41/SqFt

Income Approach

Potential Gross Income (PGI)	
Vacancy & Collection Loss	
Miscellaneous Income	
Effective Gross Income (EGI)	
Total Expenses	
Net Operating Income (NOI)	
Income Capitalization Rate	
Indicated Value	0.00

Value Reconciliation

Selected Valuation Method	Cost Approach	
Total Improvement Value	20,251	
Land Value	59,788	
Total Appraised Value	312,745	44.41/SqFt

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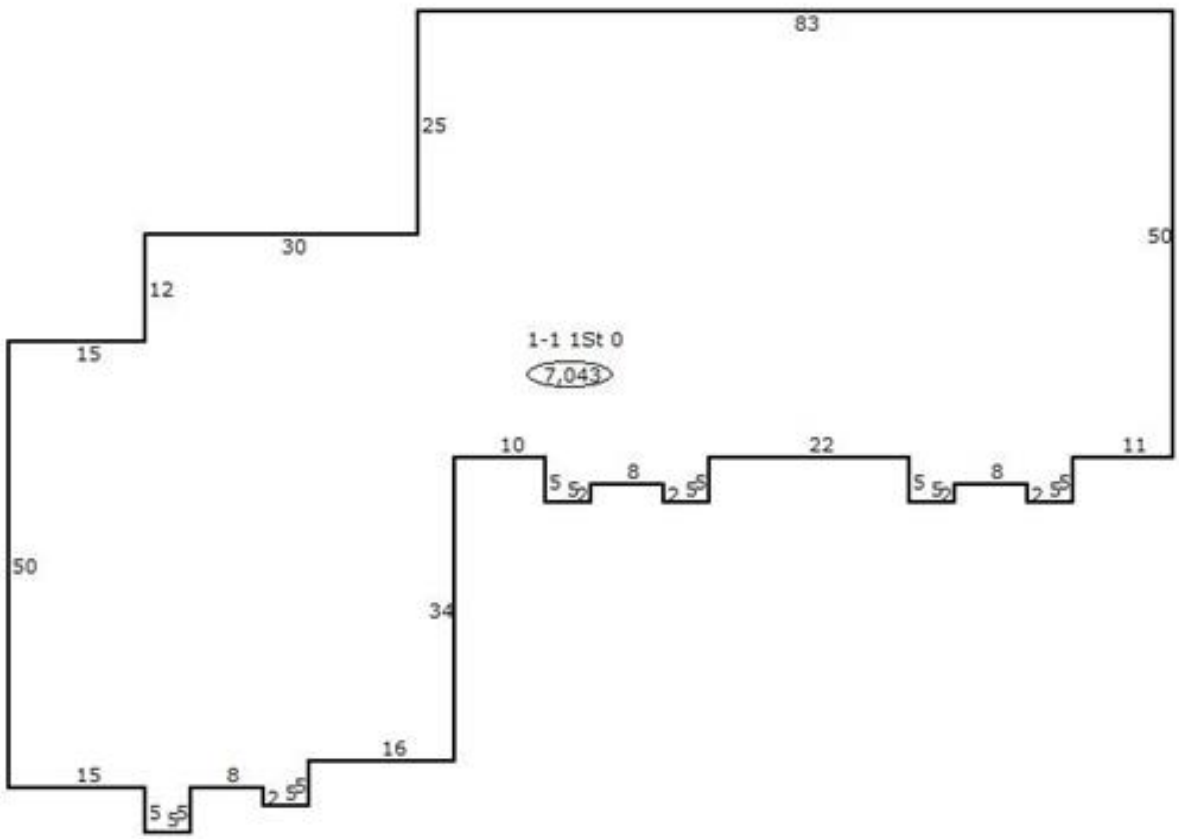
Sketch Image 660003255



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	1-1 1St 0	7,043	1.000	7,043
					Total Building Area	7,043		7,043

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Account	660003255	**Tax Area Code**	17
Parcel ID	21N16E-04-3-00000-000-0000	**Property Class**	UC
Cadastral ID	04-21-16-07700	**Owners Name**	SIGNATURE LEASING LLC

Building Data

Building ID	1250
Building Sequence	1
Occupancy 1	460 Shell, Neigh. Shop. Ctr. 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	7,043
Average Perimeter	472
Number Of Storys	1.00
Average Wall Ht	8.00
Year Built	1980
Effective Age	23
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	3 - Average
Condition	3 - Average
Exterior Wall	87 - Stud Hardboard Siding
Heating/Cooling	8 - Warmed and Cooled Air
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_0040.JPG
Image Date	6/12/2023
Image Name	IMG_0040.JPG
Description	REVAL 2024

Cost Calculations

Appraisal Zone	1	**Manual Date**	01/2025	
Zone Description		**Base Year**	2026	
Base Cost	26.45	**Modifier Value**		
Wall Cost	23.39	**Total Replacement Cost**	447,512	
HVAC Cost	13.70	**Physical Depreciation**	48%	
Basement Cost	0.00	**Functional Depreciation**		
Total Base Cost	63.54	**Total Depreciation**	48%	(214,806)
Total Area	7,043	**Total RCNLD**	232,706	
Base RCN	447,512	**Lump Sums**		
Misc Impr Value		**Total Building Value**	232,706	$ 33.04 Per SqFt

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	SLAB PORCH COVERED	0x0x0			4,242
	Qual	**Cond**	**Year**	**Eff Age**		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 4,242)		4,242	1,570	2,672

	FLV	SLAB PORCH COVERED	0x0x0			3,085
	Qual	**Cond**	**Year**	**Eff Age**		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,085)		3,085	1,141	1,944

	PAVA	PAVING - ASPHALT	0x0x0			10,300
	Qual	**Cond**	**Year**	**Eff Age**		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2.76 x 10,300)		28,428	12,793	15,635

Total Site Improvement Value **20,251**