




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	660003264								
Parcel ID	21N16E-04-3-00000-000-0000								
Cadastral ID	04-21-16-08600								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	343539								
CAMERON-SQRL CLAREMORE LLC									
4064 COLONY RD STE 315 CHARLOTTE NC 28211-0000									
Parcel Location									
Situs	01699 N LYNN RIGGS BLVD								
Subdivision									
Lot/Block	/	Parcel Size	.68 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 3								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
REVAL 2024 6/12/2023									
Legal Description					Building Permits				
Lat/Long: 36.32595180 -95.60793384					Number	Description	Opened	Closed	Amount
TR DESC 2024-001044 COMM SE/C NE SW; N89.54W 952.55'; N26.55E ALONG OLD US HWY 66 ROW 321.48'; S81.2033E 160.39' TO POB; S81 2033E 179' TO A PT ON WLY ROW LN NEW US HWY 66; S24.4736E 0 00'; CURVE RIGHT RAD 2746.79' ARC DIST 175' ALONG SAID					3254	R5-NEW STG BLDG BY CARWASH	03/2004	01/2006	1,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	FIVE ELEVEN INC &	01/11/2024	625,000	YES
					/	STANDARD DEVELOPMENT CO LLC	12/26/2023	1,650,000	YES
					2256/327	SMITH, NICK L &	07/06/2012	250,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap		Land Value	133,293	133,293	11%	14,662	Assessed	43,718	4,040.85
Year Frozen	0	Improvements	264,143	264,143		29,056	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	397,436	397,436		43,718	Total Taxable	43,718	4,041.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003264	CAMERON-SQRL CLAREMORE LLC	17	625,000	0	68,749	6,354.00		
2024	2024-660003264	FIVE ELEVEN	17	353,825	0	38,920	3,597.00		
2023	2023-660003264	FIVE ELEVEN INC &	17	366,826	0	39,005	3,573.00		
2022	2022-660003264	FIVE ELEVEN INC &	17	369,604	0	37,148	3,439.00		
2021	2021-660003264	FIVE ELEVEN INC &	17	374,879	0	35,379	3,124.00		
2020	2020-660003264	FIVE ELEVEN INC &	17	374,879	0	33,695	3,085.00		
2019	2019-660003264	FIVE ELEVEN INC &	17	405,284	0	32,090	2,972.00		
2018	2018-660003264	FIVE ELEVEN INC &	17	399,753	0	30,562	2,824.00		
2017	2017-660003264	FIVE ELEVEN INC &	17	399,753	0	29,107	2,673.00		
2016	2016-660003264	FIVE ELEVEN INC &	17	252,009	0	27,721	2,602.00		
2015	2015-660003264	FIVE ELEVEN INC &	17	252,009	0	27,721	2,500.00		
2014	2014-660003264	FIVE ELEVEN INC &	17	252,009	0	27,721	2,571.00		
2013	2013-660003264	FIVE ELEVEN INC &	17	252,009	0	27,721	2,537.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	29,620.00 x 1.00 = 29,620		
Factor Value	0		
Adjustments	450.01%		
Lot Value	133,293		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026474
Total Building Area	4,000	Image Date	6/12/2023
Total Base Value	369,520	Name	IMG_0042.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	369,520		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	146,641		
Economic Depreciation	45%		
RCNLD (All Sources)	80,653		
Depreciated Improvements			
Outbuilding Value	183,490		
Total Improvement Value	264,143		
Land Value	133,293		
Cost Approach Value	397,436		99.36/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	183,490
Miscellaneous Income		Land Value	133,293
Effective Gross Income (EGI)		Total Appraised Value	397,436
Total Expenses			99.36/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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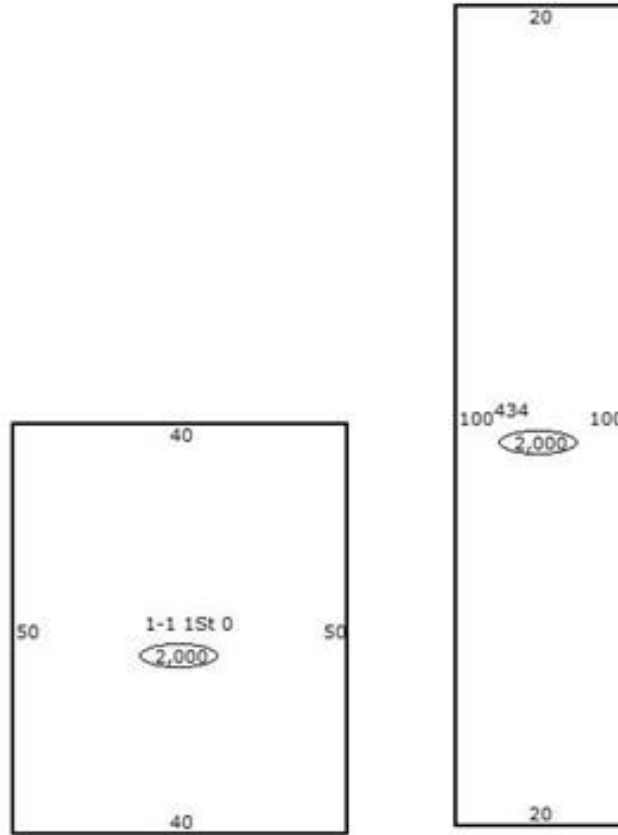
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Sketch Image

660003264



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	419		20	1-1 1St 0	2,000	1.000	2,000
2	C	434		20	434	2,000	1.000	2,000
Total Building Area						4,000		4,000



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Account 660003264
 Parcel ID 21N16E-04-3-00000-000-0000
 Cadastral ID 04-21-16-08600

Tax Area Code 17
 Property Class UC
 Owners Name CAMERON-SQRL CLAREMORE LLC

Building Data

Building ID 1234
 Building Sequence 1
 Occupancy 1 419 Convenience Market 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 2,000
 Average Perimeter 180
 Number Of Storys 1.00
 Average Wall Ht 12.00
 Year Built 1983
 Effective Age 22
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 7 - Package Unit
 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_0042.JPG
 Image Date 6/12/2023
 Image Name IMG_0042.JPG
 Description REVAL 2024

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 65.93
 Wall Cost 23.05
 HVAC Cost 14.93
 Basement Cost 0.00
 Total Base Cost 103.91
 Total Area 2,000
 Base RCN 207,820
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 207,820
 Physical Depreciation 45%
 Functional Depreciation
 Total Depreciation 45% (93,519)
 Total RCNLD 114,301
 Lump Sums
 Total Building Value 114,301 \$ 57.15 Per SqFt



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Account 660003264
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-08600

Tax Area Code 17
Property Class UC
Owners Name CAMERON-SQRL CLAREMORE LLC

Building Data

Building ID 1235
Building Sequence 2
Occupancy 1 434 Car Wash - Self Serve 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,000
Average Perimeter 240
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1983
Effective Age 22
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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_0044.JPG
Image Date 6/12/2023
Image Name IMG_0044.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 48.90
Wall Cost 31.95
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 80.85
Total Area 2,000
Base RCN 161,700
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 161,700
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (129,360)
Total RCNLD 32,340
Lump Sums
Total Building Value 32,340 \$ 16.17 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			3,366
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (3.12 x 3,366)		10,502	5,251	5,251
	PACN	PAVING - CONCRETE	0x0x0			7,280
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.42 x 7,280)		32,178	16,089	16,089
	FLV	ELECTRIC DISPENSER TWIN (3)	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	11,280	16,920
	FLV	MECHANICAL DISPENSER SINGLE (2)	0x0x0			8,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 8,000)		8,000	3,200	4,800
	FLV	TOTALIZER, PER HOSE (8)	0x0x0			14,400
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 14,400)		14,400	5,760	8,640
	FLV	STL GAS CNPY 600 SF	0x0x0			15,900
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 15,900)		15,900	6,360	9,540
	FLV	UNDRGROUND TANK 6,000 GAL	0x0x0			20,025
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 20,025)		20,025	8,010	12,015



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FLV	UNDRGROUND TANK 2 @ 10,000 GAL	0x0x0			52,900
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 52,900)		52,900	21,160	31,740

FLV	POINT OF PURCHASE (3)	0x0x0			9,450
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 9,450)		9,450	3,780	5,670

FLV	PIPING PER DISPENSER (5)	0x0x0			6,000
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 6,000)		6,000	2,400	3,600

FLV	PIPING PER TANK (3)	0x0x0			2,400
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 2,400)		2,400	960	1,440

FLV	PUMPS PER TANK (3)	0x0x0			5,100
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 5,100)		5,100	2,040	3,060

FLV	LEAKAGE MONITOR PER TANK (3)	0x0x0			14,100
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 14,100)		14,100	5,640	8,460

FLV	TANK MONITOR CONSOLE	0x0x0			5,400
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 5,400)		5,400	2,160	3,240



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FLV	DBL ILL PLASTIC SIGN	8x5x0			7,200
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 7,200)		7,200	2,880	4,320

FLV	DBL ILL PLASTIC SIGN	5x3x0			3,375
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,375)		3,375	1,350	2,025

FLV	MERCURY VAPOR LIGHTS (2)	0x0x0			2,200
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 2,200)		2,200	880	1,320

FLV	LIGHT POLE 10'	0x0x0			700
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 700)		700	280	420

FLV	SELF-WASH ASSEMBLY (4)	0x0x0			68,400
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 68,400)		68,400	27,360	41,040

FLV	PER BAY-SOAP,WAX,RINSE (4)	0x0x0			3,200
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,200)		3,200	1,280	1,920

FLV	VACUUM STATION (2)	0x0x0			3,300
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,300)		3,300	1,320	1,980

Total Site Improvement Value	183,490
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