



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:32:33
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Assessment Data					Primary Image				
Account	660003265				<p>06/07/2023 10:13</p>				
Parcel ID	21N16E-04-3-00000-000-0000								
Cadastral ID	04-21-16-08700								
Property Type	REAL - Real Property								
Property Class	NOP VI Area 1								
Tax Area	17 - CLAREMORE OT								
Name ID	278228								
COMMUNITY ACTION RESOURCE &									
DEV INC									
PO BOX 947									
CLAREMORE OK 74018-0000									
Parcel Location									
Situs	01701 N LYNN RIGGS BLVD								
Subdivision									
Lot/Block	/	Parcel Size	.724 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 3								
Neighborhood	90006 - LND ON JM DAVIS AND 66 N OF BLUE STARR TO FIRST LIGHT								
School District	S001 - CLAREMORE SCHOOLS								
REVAL 2024 6/13/2023									
Legal Description									
Lat/Long: 36.32641218 -95.60768665									
TR NE SW BEG: SE/C SD NE SW; N 89-54' W & ALG S/L OF SD NE SW 952.55' TO A PT ON ELY ROW/L OLD HY 66; N 26-55 E & ALG SD ROW FOR 546.51'; S 72-28-51 E FOR 150.36' TO POB OF SD TR; S 72-28-51 E 164.60' TO A PT ON WLY ROW/L NEW HWY 66, S 21- 15-22 W FOR 0 00' ALG A CRV TO R									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1444/164	ROHR, ROBERT W DR	01/27/2003	135,000	2					
977/593	FIRST BAPTIST CHURCH	12/30/1994	0	No					
960/625	ROGERS MISSIONARY	06/23/1994	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2004	Land Value	118,239	0	11%	0	Assessed	0 0.00	
Year Frozen	0	Improvements	92,573	0		0	Penalty	0 0.00	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	210,812	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	2025-660003265	COMMUNITY ACTION RESOURCE &	17	211,794	0		.00		
2024	2024-660003265	COMMUNITY ACTION RESOURCE &	17	156,387	0		.00		
2023	2023-660003265	COMMUNITY ACTION RESOURCE &	17	211,980	0		.00		
2022	2022-660003265	COMMUNITY ACTION RESOURCE &	17	202,521	0		.00		
2021	2021-660003265	COMMUNITY ACTION RESOURCE &	17	202,521	0		.00		
2020	2020-660003265	COMMUNITY ACTION RESOURCE &	17	202,521	0		.00		
2019	2019-660003265	COMMUNITY ACTION RESOURCE &	17	154,977	0		.00		
2018	2018-660003265	COMMUNITY ACTION RESOURCE &	17	152,781	0		.00		
2017	2017-660003265	COMMUNITY ACTION RESOURCE &	17	152,781	0		.00		
2016	2016-660003265	COMMUNITY ACTION RESOURCE &	17	152,781	0		.00		
2015	2015-660003265	COMMUNITY ACTION RESOURCE &	17	152,781	0		.00		
2014	2014-660003265	COMMUNITY ACTION RESOURCE &	17	152,781	0		.00		
2013	2013-660003265	COMMUNITY ACTION RESOURCE &	17	152,781	0		.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	31363		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1369 LND ON JM DAVIS AND 66 N OF BLUE :		
Value Method	Square-Foot		
Base Lot Value	31,363.00 x 3.77 = 118,239		
Factor Value	0		
Adjustments			
Lot Value	118,239		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026794
Total Building Area	2,160	Image Date	6/13/2023
Total Base Value	257,148	Name	IMG_0003.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	257,148		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	92,573		
Economic Depreciation			
RCNLD (All Sources)	92,573		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	92,573		
Land Value	118,239		
Cost Approach Value	210,812		97.60/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	118,239
Effective Gross Income (EGI)		Total Appraised Value	210,812 97.60/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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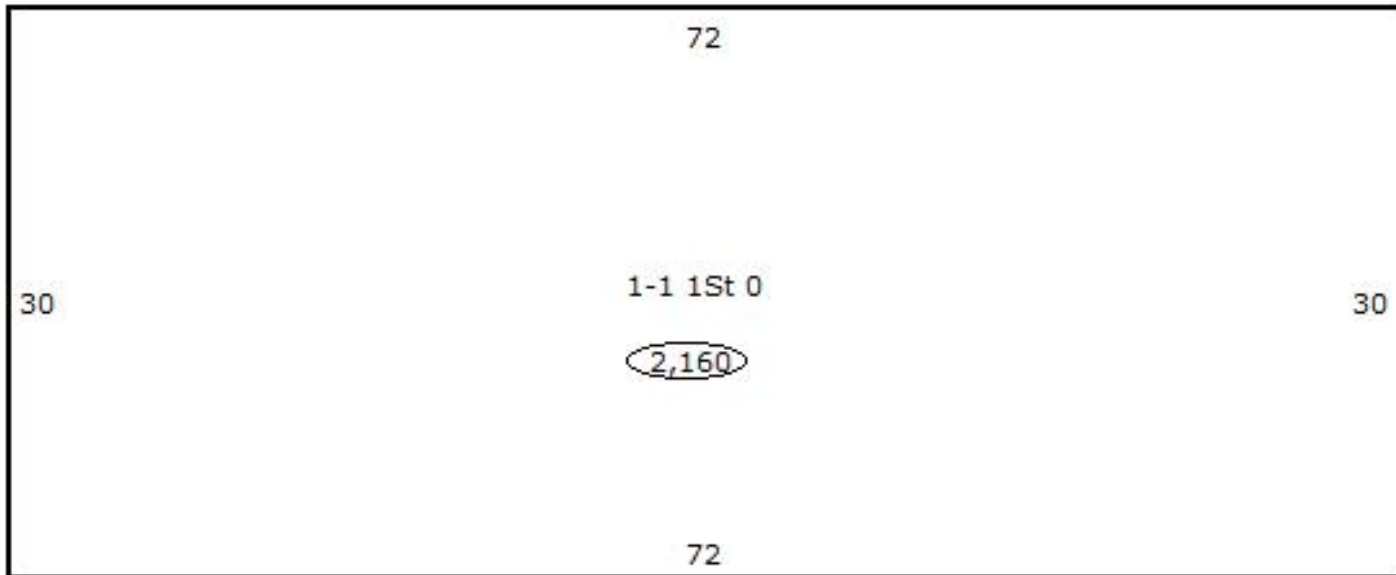
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Sketch Image

660003265



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	426		13	1-1 1St 0	2,160	1.000	2,160
Total Building Area						2,160		2,160



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Account 660003265
Parcel ID 21N16E-04-3-00000-000-0000
Cadastral ID 04-21-16-08700

Tax Area Code 17
Property Class NOP
Owners Name COMMUNITY ACTION RESOURCE &

Building Data

Building ID 1252
Building Sequence 1
Occupancy 1 426 Day Care Center 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,160
Average Perimeter 204
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1975
Effective Age 26
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
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_0003.JPG
Image Date 6/13/2023
Image Name IMG_0003.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 74.43
Wall Cost 18.40
HVAC Cost 26.22
Basement Cost 0.00
Total Base Cost 119.05
Total Area 2,160
Base RCN 257,148
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 257,148
Physical Depreciation 58%
Functional Depreciation 15%
Total Depreciation 64% (164,575)
Total RCNLD 92,573
Lump Sums
Total Building Value 92,573 \$ 42.86 Per SqFt