



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:11:41  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003269 <b>Parcel ID</b> 21N16E-04-3-00000-000-0000 <b>Cadastral ID</b> 04-21-16-09100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 312577 FARR, TRACI L & MARSHALL J & VICKI R FARR REVOCABLE LIVING TRUST 1280 N LYNN LANE RD CATOOSA OK 74015-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 01720 N JM DAVIS BLVD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .165 - Acres <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 3 <b>Neighborhood</b> 90000 - COMMERCIAL <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32687103 -95.60772954 TR NE SW SEC 4, BEG: AT SE/C NE SW; N 89-54' W & ALG S/L OF NE SW FOR 952.55' TO A PT ON ELY ROW/L OLD HY 66; N 26-55' E & ALG SD ROW/L FOR 668.48' S 72-28-51 E FOR 100.28' TO POB, S 72-28-51 E FOR 60', S 20-00-40 W 120.45', N 72- 28-51 W 60', N 20-00-40 E 120 45' TO POB					<b>Building Permits</b> <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>BLDPC-17-0690</td> <td>NEW STEEL WAREHOUSE</td> <td>03/2018</td> <td>03/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	BLDPC-17-0690	NEW STEEL WAREHOUSE	03/2018	03/2018																																																																																																							
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	7405		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	22,200.00 x 1.00 =		
Factor Value	0		
Adjustments			
Lot Value	22,200		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1034406
Total Building Area	1,600	Image Date	11/6/2023
Total Base Value	129,152	Name	IMG_0020.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	129,152		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	29,705		
Economic Depreciation			
RCNLD (All Sources)	29,705		
Depreciated Improvements			
Outbuilding Value	17,255		
Total Improvement Value	46,960		
Land Value	22,200		
Cost Approach Value	69,160	43.23/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	17,255
Miscellaneous Income		Land Value	22,200
Effective Gross Income (EGI)		Total Appraised Value	69,160
Total Expenses			43.23/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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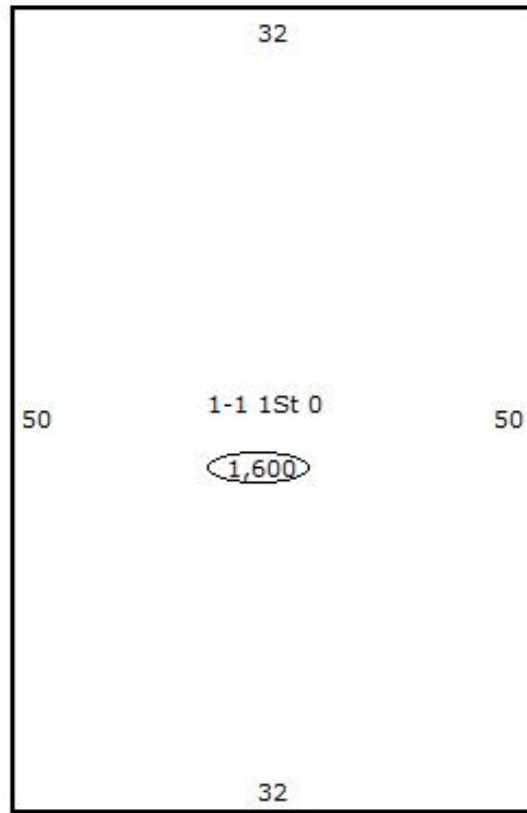
Date 04/18/2026

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Sketch Image

660003269



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	1-1 1St 0	1,600	1.000	1,600
<b>Total Building Area</b>						1,600		1,600



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Account 660003269  
Parcel ID 21N16E-04-3-00000-000-0000  
Cadastral ID 04-21-16-09100

Tax Area Code 17  
Property Class UC  
Owners Name FARR, TRACI L &

### Building Data

Building ID 1228  
Building Sequence 1  
Occupancy 1 326 Storage Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,600  
Average Perimeter 164  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1983  
Effective Age 28  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 12 - Concrete Block  
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\_0020.JPG  
Image Date 11/6/2023  
Image Name IMG\_0020.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 42.03  
Wall Cost 38.69  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 80.72  
Total Area 1,600  
Base RCN 129,152  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 129,152  
Physical Depreciation 77%  
Functional Depreciation  
Total Depreciation 77% (99,447)  
Total RCNLD 29,705  
Lump Sums  
Total Building Value 29,705 \$ 18.57 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			2,992
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.18 x 2,992)		9,515	4,282	5,233
	PACN	PAVING - CONCRETE	0x0x0			4,207
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.42 x 4,207)		18,595	8,368	10,227
	FLV	CLFX6 225 LF	0x0x0			3,263
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 3,263)		3,263	1,468	1,795
<b>Total Site Improvement Value</b>						<b>17,255</b>