



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:11:08
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Assessment Data					Primary Image																																																																																																																				
Account 660003271 Parcel ID 21N16E-04-2-00000-000-0000 Cadastral ID 04-21-16-09300 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 340357 STATTON DEVELOPMENT LLC 2205 E L ANDERSON BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 02205 E L ANDERSON BLVD Subdivision Lot/Block / Parcel Size 6.11 - Acres Sec/Twn/Rng 4 / 21 / 16 / 2 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33138440 -95.61237535																																																																																																																									
Legal Description PT N2 S2 NW BEG: SW/C N2 S2 NW S 89-54' E ALG S/L OF N2 S2 NW 365.08' TO A PT ON ELY ROW OF INDUSTRIAL BLVD, SD PT BEING POB; S 89-54 E ALG S/L N2 S2 NW 693.61'; N 23-24 E 356.56' N 89-54 W 933.92' TO A PT ON ELY ROW/L OF INDUSTRIAL BLVD; S 16-46 E ALG ROW/L 342.19' TO POB					Building Permits																																																																																																																				
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Source REAL		Fair Cash		Capped		Asmnt Level		Assessed		Levy Rate 92.430		Current Tax																																																																																																													
Remove Cap 2023		Land Value 125,597		Improvements 103,567		Mobile Home 11%		Assessed 11,392		Assessed 183,558		Penalty 16,966.27																																																																																																													
Year Frozen 0		Uncapped Value 3,056,758		Mobile Home 0		Assessed 1,565,148		Assessed 172,166		Penalty 0		Exemption 0.00																																																																																																													
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	125597		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	125,597.00 x 1.00 = 125,597		
Factor Value	0		
Adjustments			
Lot Value	125,597		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026786
Total Building Area	53,004	Image Date	6/13/2023
Total Base Value	5,030,405	Name	IMG_0011.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	813,750		
Replacement Cost New	5,844,155		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	3,008,353		
Economic Depreciation			
RCNLD (All Sources)	3,008,353		
Depreciated Improvements			
Outbuilding Value	48,405		
Total Improvement Value	3,056,758		
Land Value	125,597		
Cost Approach Value	3,182,355		
			60.04/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	48,405
Miscellaneous Income		Land Value	125,597
Effective Gross Income (EGI)		Total Appraised Value	3,182,355
Total Expenses			60.04/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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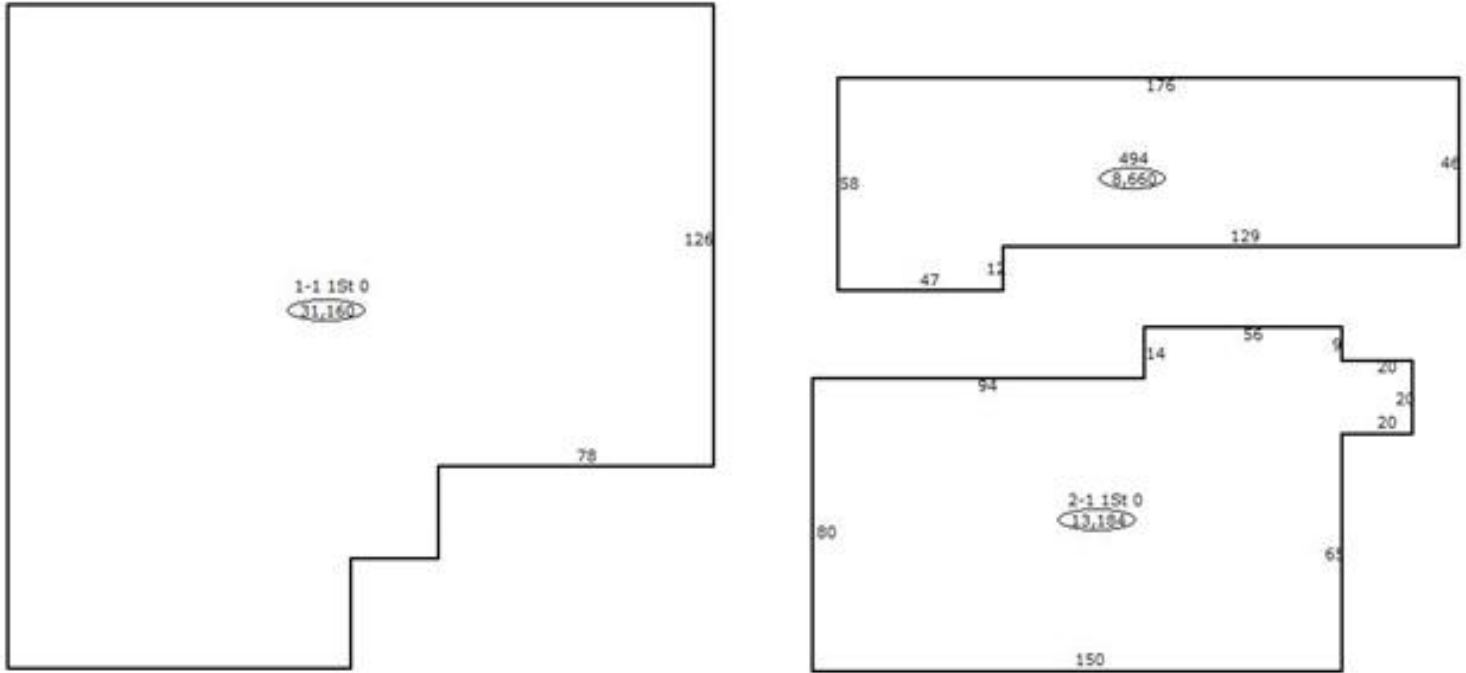
Date 04/18/2026

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Sketch Image

660003271



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		40	1-1 1St 0	31,160	1.000	31,160
2	C	494		40	2-1 1St 0	13,184	1.000	13,184
3	C	494		40	494	8,660	1.000	8,660
Total Building Area						53,004		53,004



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Account 660003271
Parcel ID 21N16E-04-2-00000-000-0000
Cadastral ID 04-21-16-09300

Tax Area Code 17
Property Class UC
Owners Name STATTON DEVELOPMENT LLC

Building Data

Building ID 3990
Building Sequence 1
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,660
Average Perimeter 468
Number Of Storys 1.00
Average Wall Ht 22.00
Year Built 2016
Effective Age 5
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 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_0011.JPG
Image Date 6/13/2023
Image Name IMG_0011.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 63.65
Wall Cost 24.56
HVAC Cost 20.32
Basement Cost 0.00
Total Base Cost 108.53
Total Area 8,660
Base RCN 939,870
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 939,870
Physical Depreciation 6%
Functional Depreciation
Total Depreciation 6% (56,392)
Total RCNLD 883,478
Lump Sums
Total Building Value 883,478 \$ 102.02 Per SqFt



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Account 660003271
Parcel ID 21N16E-04-2-00000-000-0000
Cadastral ID 04-21-16-09300

Tax Area Code 17
Property Class UC
Owners Name STATTON DEVELOPMENT LLC

Building Data

Building ID 1261
Building Sequence 2
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 31,160
Average Perimeter 762
Number Of Storys 1.00
Average Wall Ht 38.00
Year Built 1983
Effective Age 28
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
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_0011.JPG
Image Date 6/13/2023
Image Name IMG_0011.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 55.62
Wall Cost 16.99
HVAC Cost 17.48
Basement Cost 0.00
Total Base Cost 90.09
Total Area 31,160
Base RCN 2,807,204
Misc Impr Value 813,750

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 3,620,954
Physical Depreciation 64%
Functional Depreciation
Total Depreciation 64% (2,317,411)
Total RCNLD 1,303,543
Lump Sums
Total Building Value 1,303,543 \$ 41.83 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
FLV1	CANOPY		58250	58,250	5.00		291,250
FLV1	CANOPY		32500	32,500	5.00		162,500
FLV1	CANOPY		11875	11,875	5.00		59,375
FLV1	CANOPY		45000	45,000	5.00		225,000
FLV1	CANOPY		15125	15,125	5.00		75,625
Total Misc Improvement							813,750



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Account 660003271
Parcel ID 21N16E-04-2-00000-000-0000
Cadastral ID 04-21-16-09300

Tax Area Code 17
Property Class UC
Owners Name STATTON DEVELOPMENT LLC

Building Data

Building ID 1262
Building Sequence 3
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 13,184
Average Perimeter 528
Number Of Storys 1.00
Average Wall Ht 24.00
Year Built 1988
Effective Age 19
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2.5 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
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_0011.JPG
Image Date 6/13/2023
Image Name IMG_0011.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 59.64
Wall Cost 18.80
HVAC Cost 18.90
Basement Cost 0.00
Total Base Cost 97.34
Total Area 13,184
Base RCN 1,283,331
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,283,331
Physical Depreciation 36%
Functional Depreciation
Total Depreciation 36% (461,999)
Total RCNLD 821,332
Lump Sums
Total Building Value 821,332 \$ 62.30 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	CONCRETE PAVING	0x0x0			138,126
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 138,126)		138,126	104,976	33,150
	FLV	LIGHT POLE 3@26'	0x0x0			5,460
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 5,460)		5,460	4,150	1,310
	FLV	MERCURY VAPOR LIGHTS (5)	0x0x0			5,500
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 5,500)		5,500	4,180	1,320
	FLV	EQUIP ROOM-BLDG #2 25X29	0x0x0			43,500
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 43,500)		43,500	33,060	10,440
	FLV	CONC SLAB 1375SF	0x0x0			9,103
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 9,103)		9,103	6,918	2,185
Total Site Improvement Value						48,405