



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:11:10  
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Assessment Data					Primary Image				
Account	660003280								
Parcel ID	21N16E-04-2-00000-000-0000								
Cadastral ID	04-21-16-10000								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	314001								
AXH REAL ESTATE LLC									
401 E LOWRY CLAREMORE OK 74017-0000									
<b>Parcel Location</b>									
Situs	02400 E L ANDERSON BLVD								
Subdivision									
Lot/Block	/	Parcel Size	13.81 - Acres						
Sec/Twn/Rng	4 / 21 / 16 / 2								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.33173699 -95.60895663									
COMM SW/C N2 S2 NW; S89-54E 1113.13' TO POB; S89-54E 1054.01'; N00-08-43E 659.20'; N89-54W 770.48'; S23-24-00W 717.73' TO POB.									
<b>Building Permits</b>									
<b>Number</b>		<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>				
CV24 CV25 NEW CONST			12/2024						
BDADC180309R18- NEW STRUCTURE			10/2018	01/2019	30,000				
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Sale History</b>				
					<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					2441/640	CLAREMORE INDUSTRIAL &	12/01/2014	750,000	YES
					2348/56	BURGESS NORTON MFG CO	08/09/2013	2,400,000	WG
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>
Remove Cap	2015	<b>Land Value</b>	118,188	118,188	11%	13,001	<b>Assessed</b>	1,135,936	104,994.56
Year Frozen	0	<b>Improvements</b>	10,545,152	10,208,503		1,122,935	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
TIF Project ID	0	<b>Total Value</b>	10,663,340	10,326,691		1,135,936	<b>Total Taxable</b>	1,135,936	104,995.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660003280	AXH REAL ESTATE LLC			17	11,345,762	0	1,081,844	99,995.00
2024	2024-660003280	AXH REAL ESTATE LLC			17	9,366,614	0	1,030,328	95,223.00
2023	2023-660003280	AXH REAL ESTATE LLC			17	10,722,648	0	1,179,492	108,041.00
2022	2022-660003280	AXH REAL ESTATE LLC			17	11,669,834	0	1,198,183	110,916.00
2021	2021-660003280	AXH REAL ESTATE LLC			17	10,373,876	0	1,141,127	100,762.00
2020	2020-660003280	AXH REAL ESTATE LLC			17	10,373,876	0	1,141,127	104,493.00
2019	2019-660003280	AXH REAL ESTATE LLC			120	10,601,762	0	1,100,181	101,899.00
2018	2018-660003280	AXH REAL ESTATE LLC			120	9,525,375	0	1,047,792	96,816.00
2017	2017-660003280	AXH REAL ESTATE LLC			120	9,525,375	0	1,047,792	96,229.00
2016	2016-660003280	AXH REAL ESTATE LLC			17	2,374,141	0	261,156	24,512.00
2015	2015-660003280	AXH REAL ESTATE LLC			120	3,435,195	0	377,871	34,080.00
2014	2014-660003280	CLAREMORE INDUSTRIAL &			17	2,461,525	0		.00
2013	2013-660003280	CLAREMORE INDUSTRIAL &			17	1,950,495	0	214,554	19,634.00



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	207000		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	207,000.00 x .57 = 118,188		
Factor Value	0		
Adjustments			
Lot Value	118,188		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1034421
Total Building Area	135,252	Image Date	11/6/2023
Total Base Value	10,316,101	Name	IMG_0005.JPG
Modifier Value	349,726	Description	REVAL 2024
Misc Improvements			
Replacement Cost New	10,665,827		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	9,830,379		
Economic Depreciation			
RCNLD (All Sources)	9,830,379		
Depreciated Improvements			
Outbuilding Value	714,773		
Total Improvement Value	10,545,152		
Land Value	118,188		
Cost Approach Value	10,663,340		
			78.84/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	714,773
Miscellaneous Income		Land Value	118,188
Effective Gross Income (EGI)		Total Appraised Value	10,663,340
Total Expenses			78.84/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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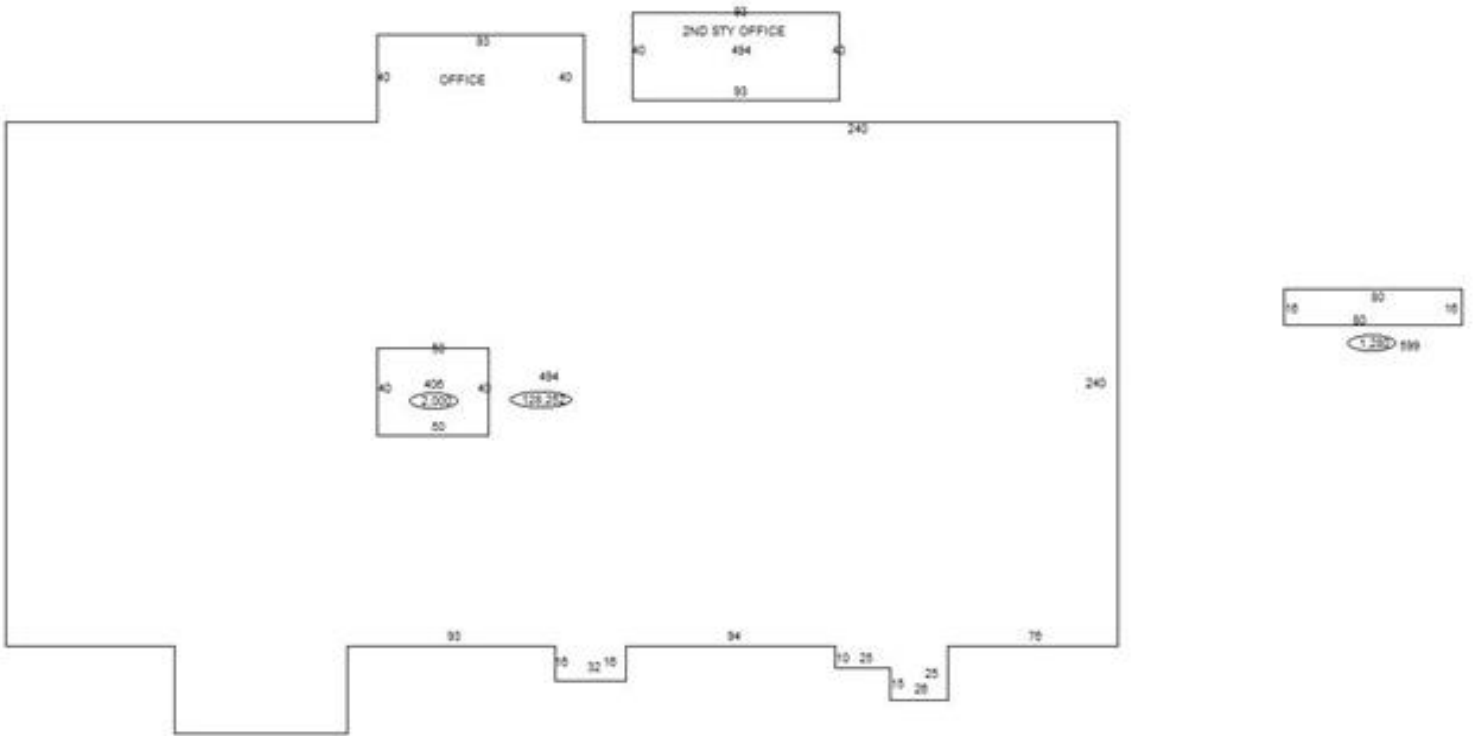
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### Sketch Image

660003280



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		59	494	128,252	1.000	128,252
2	U	494		59	494	3,720	1.000	3,720
3	N	0		59	OFFICE		0.000	
4	N	0		59	2ND STY OFFICE		0.000	
5	C	406		59	406	2,000	1.000	2,000
6	C	599		59	599	1,280	1.000	1,280
<b>Total Building Area</b>						<b>131,532</b>		<b>131,532</b>



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Account 660003280  
Parcel ID 21N16E-04-2-00000-000-0000  
Cadastral ID 04-21-16-10000

Tax Area Code 17  
Property Class UC  
Owners Name AXH REAL ESTATE LLC

### Building Data

Building ID 5351  
Building Sequence 1  
Occupancy 1 599 Relocatable Office 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,280  
Average Perimeter 192  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2025  
Effective Age 1  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 10 - Complete HVAC  
Roof Type Gable  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 80.76  
Wall Cost 52.35  
HVAC Cost 27.88  
Basement Cost 0.00  
Total Base Cost 160.99  
Total Area 1,280  
Base RCN 206,067  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 206,067  
Physical Depreciation 2%  
Functional Depreciation  
Total Depreciation 2% (4,121)  
Total RCNLD 201,946  
Lump Sums  
Total Building Value 201,946 \$ 157.77 Per SqFt



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Account 660003280  
Parcel ID 21N16E-04-2-00000-000-0000  
Cadastral ID 04-21-16-10000

Tax Area Code 17  
Property Class UC  
Owners Name AXH REAL ESTATE LLC

### Building Data

Building ID 4323  
Building Sequence 2  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,000  
Average Perimeter 180  
Number Of Storys 1.00  
Average Wall Ht 20.00  
Year Built 2018  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 16 - Control Atmos., Warm/Cooled  
Roof Type Flat  
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\_0005.JPG  
Image Date 11/6/2023  
Image Name IMG\_0005.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 37.80  
Wall Cost 31.36  
HVAC Cost 21.73  
Basement Cost 0.00  
Total Base Cost 90.89  
Total Area 2,000  
Base RCN 181,780  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 181,780  
Physical Depreciation 5%  
Functional Depreciation  
Total Depreciation 5% (9,089)  
Total RCNLD 172,691  
Lump Sums  
Total Building Value 172,691 \$ 86.35 Per SqFt



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Account 660003280  
 Parcel ID 21N16E-04-2-00000-000-0000  
 Cadastral ID 04-21-16-10000

Tax Area Code 17  
 Property Class UC  
 Owners Name AXH REAL ESTATE LLC

### Building Data

Building ID 1260  
 Building Sequence 3  
 Occupancy 1 494 Industrials, Light Mftg. 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 131,972  
 Average Perimeter 1,988  
 Number Of Storys 1.00  
 Average Wall Ht 40.00  
 Year Built 2015  
 Effective Age 6  
 Construction Class 7 - Pre-Engineered Steel Frame  
 Quality 1 - Low  
 Condition 3 - Average  
 Exterior Wall 88 - Stud Metal Siding  
 Heating/Cooling 16 - Control Atmos., Warm/Cooled  
 Roof Type Flat  
 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\_0005.JPG  
 Image Date 11/6/2023  
 Image Name IMG\_0005.JPG  
 Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
 Zone Description  
 Base Cost 47.74  
 Wall Cost 20.34  
 HVAC Cost 7.15  
 Basement Cost 0.00  
 Total Base Cost 75.23  
 Total Area 131,972  
 Base RCN 9,928,254  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value 349,726  
 Total Replacement Cost 10,277,980  
 Physical Depreciation 8%  
 Functional Depreciation  
 Total Depreciation 8% (822,238)  
 Total RCNLD 9,455,742  
 Lump Sums  
 Total Building Value 9,455,742 \$ 71.65 Per SqFt

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
612	Warmed and Cooled Air	Area/Percent	7440		100,404
606	Radiant Space Heaters	Area/Percent	124532		843,565
683	Wet Sprinklers	Sprinkled Area	131972		349,726
<b>Total Modifier Value</b>					<b>1,293,695</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		189,736
	Qual 4	Cond 4	Year 2010	Eff Age 6		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 189,736)		1,051,137	336,364	714,773
<b>Total Site Improvement Value</b>				<b>714,773</b>