



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	660003284									
Parcel ID	21N16E-04-2-00000-000-0000									
Cadastral ID	04-21-16-10400									
Property Type	REAL - Real Property									
Property Class	UC	VI Area 1								
Tax Area	17 - CLAREMORE OT									
Name ID	342709									
LIS REAL ESTATE LLC										
21052 S 4175 RD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	02301 E L ANDERSON BLVD									
Subdivision										
Lot/Block	/	Parcel Size 3 - Acres								
Sec/Twn/Rng	4 / 21 / 16 / 2									
Neighborhood	90000 - COMMERCIAL									
School District	S001 - CLAREMORE SCHOOLS									
REVAL 2024 6/13/2023										
Legal Description					Building Permits					
Lat/Long: 36.33327658 -95.61054672					Number	Description	Opened	Closed	Amount	
TR IN GOVT LOTS 3 & 4 DESCR BEG SW/C GOV'T LOT 3, S 89-54- 00 E ALG S/L SD GOVT LT 4 22.82' TO PT ON ELY/L GRDA EAS MNT-SD PT BEING POB: N 89-54- 00 W ALG S/L 240'; N 0-06-00 E 400.55',S 89-54 00 E 414.14' TO ELY/L GRDA EAEMENT; S 23-35 -21 W ALG SD ELY/L 436.77' TO POB										
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	THE RUBY S JONES FAMILY LLC	09/25/2023	500,000	19	
					1632/472	JONES, RUBY S	10/29/2004	0	4	
					1002/684	CLAREMORE INDUSTRIAL AUTH	09/21/1995	30,000	No	
					868/361		11/25/1991	0	No	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap			Land Value	54,000	54,000	11%	5,940	Assessed	168,006	15,528.79
Year Frozen	0		Improvements	1,605,792	1,473,325		162,066	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	1,659,792	1,527,325		168,006	Total Taxable	168,006	15,529.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660003284	LIS REAL ESTATE LLC			17	1,663,441	0	160,006	14,789.00	
2024	2024-660003284	LIS REAL ESTATE LLC			17	1,422,263	0	152,386	14,084.00	
2023	2023-660003284	LIS REAL ESTATE LLC			17	481,029	0	35,582	3,259.00	
2022	2022-660003284	THE RUBY S JONES FAMILY LLC			17	445,743	0	33,887	3,137.00	
2021	2021-660003284	THE RUBY S JONES FAMILY LLC			17	295,948	0	32,274	2,850.00	
2020	2020-660003284	THE RUBY S JONES FAMILY LLC			17	295,948	0	30,737	2,815.00	
2019	2019-660003284	THE RUBY S JONES FAMILY LLC			17	266,122	0	29,273	2,711.00	
2018	2018-660003284	THE RUBY S JONES FAMILY LLC			17	266,122	0	29,273	2,705.00	
2017	2017-660003284	THE RUBY S JONES FAMILY LLC			17	266,122	0	29,273	2,688.00	
2016	2016-660003284	THE RUBY S JONES FAMILY LLC			17	266,122	0	29,273	2,748.00	
2015	2015-660003284	THE RUBY S JONES FAMILY LLC			17	266,122	0	29,273	2,640.00	
2014	2014-660003284	THE RUBY S JONES FAMILY LLC			17	266,122	0	29,273	2,714.00	
2013	2013-660003284	THE RUBY S JONES FAMILY LLC			17	266,122	0	29,273	2,679.00	



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	3		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	54,000.00 x 1.00 =	54,000	
Factor Value	0		
Adjustments			
Lot Value	54,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1026784
Total Building Area	26,350	Image Date	6/13/2023
Total Base Value	1,790,345	Name	IMG_0013.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	1,790,345		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,584,396		
Economic Depreciation			
RCNLD (All Sources)	1,584,396		
Depreciated Improvements	21,396		
Outbuilding Value			
Total Improvement Value	1,605,792		
Land Value	54,000		
Cost Approach Value	1,659,792	62.99/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	54,000
Effective Gross Income (EGI)		Total Appraised Value	1,659,792 62.99/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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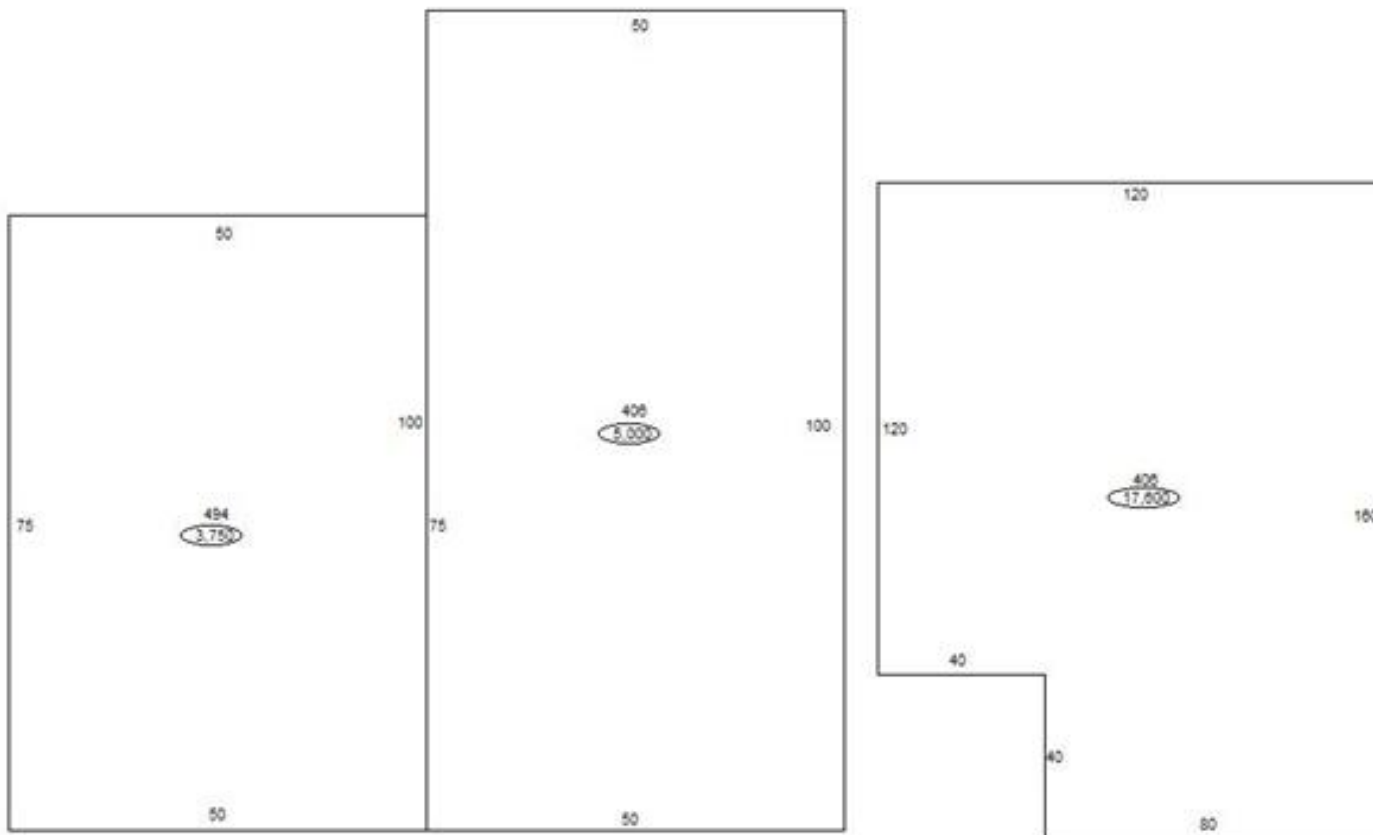
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Sketch Image

660003284



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		20	494	3,750	1.000	3,750
2	C	406		20	406	5,000	1.000	5,000
3	C	406		40	406	17,600	1.000	17,600
Total Building Area						26,350		26,350



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Account 660003284
 Parcel ID 21N16E-04-2-00000-000-0000
 Cadastral ID 04-21-16-10400

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

Building Data

Building ID 5039
 Building Sequence 1
 Occupancy 1 406 Storage Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 17,600
 Average Perimeter 560
 Number Of Storys 1.00
 Average Wall Ht 10.00
 Year Built 2023
 Effective Age 1
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 4 - Good
 Condition 4 - Good
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 15 - No HVAC
 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_0013.JPG
 Image Date 6/13/2023
 Image Name IMG_0013.JPG
 Description REVAL 2024

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 57.51
 Wall Cost 8.06
 HVAC Cost 0.00
 Basement Cost 0.00
 Total Base Cost 65.57
 Total Area 17,600
 Base RCN 1,154,032
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 1,154,032
 Physical Depreciation 1%
 Functional Depreciation
 Total Depreciation 1% (11,540)
 Total RCNLD 1,142,492
 Lump Sums 17,736
 Total Building Value 1,160,228 \$ 65.92 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PAVA	Paving - Asphalt	2023	45X120	5,400	3.57	8%	17,736
Total Misc Improvement							17,736



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Account 660003284
Parcel ID 21N16E-04-2-00000-000-0000
Cadastral ID 04-21-16-10400

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

Building Data

Building ID 1256
Building Sequence 2
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,750
Average Perimeter 250
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1985
Effective Age 21
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
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_0013.JPG
Image Date 6/13/2023
Image Name IMG_0013.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 64.31
Wall Cost 17.08
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 81.39
Total Area 3,750
Base RCN 305,213
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 305,213
Physical Depreciation 42%
Functional Depreciation
Total Depreciation 42% (128,189)
Total RCNLD 177,024
Lump Sums 3,660
Total Building Value 180,684 \$ 48.18 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	PAVING - CONCRETE	1985	4140	4,140	4.42	80%	3,660
Total Misc Improvement							3,660



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Account 660003284
Parcel ID 21N16E-04-2-00000-000-0000
Cadastral ID 04-21-16-10400

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

Building Data

Building ID 1257
Building Sequence 3
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,000
Average Perimeter 300
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1997
Effective Age 15
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
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_0013.JPG
Image Date 6/13/2023
Image Name IMG_0013.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 48.47
Wall Cost 17.75
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 66.22
Total Area 5,000
Base RCN 331,100
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 331,100
Physical Depreciation 20%
Functional Depreciation
Total Depreciation 20% (66,220)
Total RCNLD 264,880
Lump Sums
Total Building Value 264,880 \$ 52.98 Per SqFt