



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004414 Parcel ID 21N16E-05-3-00000-000-0000 Cadastral ID 05-21-16-14300 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 278934 HAPPY FAMILY INVESTMENTS INC PO BOX 1562 CLAREMORE OK 74018-0000 Parcel Location Situs 01652 VALLEY PKWY Subdivision Lot/Block / Parcel Size 1.69 - Acres Sec/Twn/Rng 5 / 21 / 16 / 3 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32348719 -95.62695422																																																																																																																									
Legal Description N 155', E 519.23' SW SE SW LESS N 97', E 80' THEREOF					Building Permits <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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Primary Image																																																					
<table border="0"> <tr><td>Lot Size</td><td>0 x 0</td><td></td></tr> <tr><td>Lot Count</td><td>0</td><td></td></tr> <tr><td>Units Buildable</td><td>1.69</td><td></td></tr> <tr><td>Non-Ag Acres</td><td>0</td><td></td></tr> <tr><td>Topography</td><td></td><td></td></tr> <tr><td>Street Access</td><td></td><td></td></tr> <tr><td>Utilities</td><td></td><td></td></tr> <tr><td>Amenities</td><td></td><td>0</td></tr> <tr><td></td><td></td><td>0</td></tr> <tr><td>Value Model</td><td>1482 (UNITS BUILDABLE)</td><td></td></tr> <tr><td>Value Method</td><td>Units-Buildable</td><td></td></tr> <tr><td>Base Lot Value</td><td>84,500.00 x 1.00 =</td><td>84,500</td></tr> <tr><td>Factor Value</td><td>0</td><td></td></tr> <tr><td>Adjustments</td><td></td><td></td></tr> <tr><td>Lot Value</td><td>84,500</td><td></td></tr> </table>	Lot Size	0 x 0		Lot Count	0		Units Buildable	1.69		Non-Ag Acres	0		Topography			Street Access			Utilities			Amenities		0			0	Value Model	1482 (UNITS BUILDABLE)		Value Method	Units-Buildable		Base Lot Value	84,500.00 x 1.00 =	84,500	Factor Value	0		Adjustments			Lot Value	84,500										
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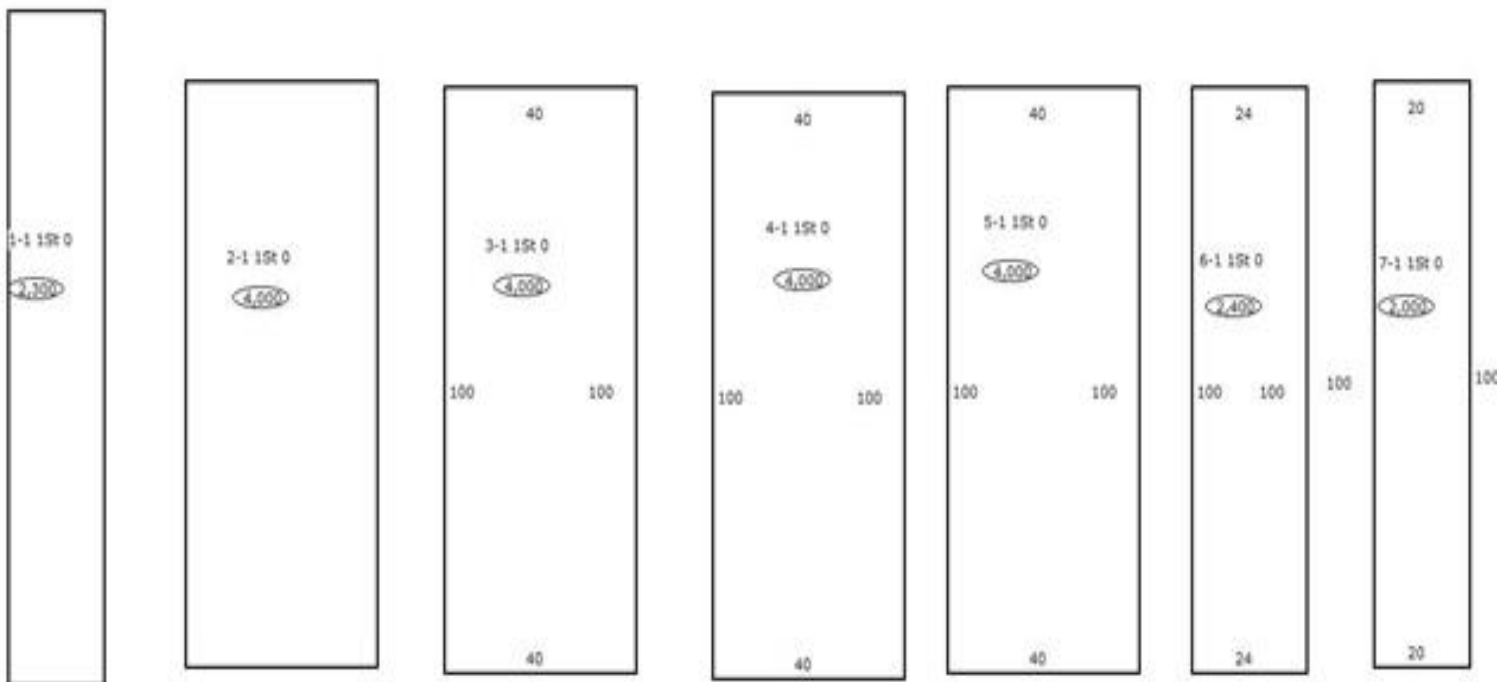
Date 04/18/2026

Time 06:04:53

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Sketch Image

660004414



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		25	1-1 1St 0	2,300	1.000	2,300
2	C	386		25	2-1 1St 0	4,000	1.000	4,000
3	C	386		25	3-1 1St 0	4,000	1.000	4,000
4	C	386		25	4-1 1St 0	4,000	1.000	4,000
5	C	386		25	5-1 1St 0	4,000	1.000	4,000
6	C	386		25	6-1 1St 0	2,400	1.000	2,400
7	C	386		25	7-1 1St 0	2,000	1.000	2,000
Total Building Area						22,700		22,700



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Account 660004414
Parcel ID 21N16E-05-3-00000-000-0000
Cadastral ID 05-21-16-14300

Tax Area Code 17
Property Class UC
Owners Name HAPPY FAMILY INVESTMENTS INC

Building Data

Building ID 1271
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,300
Average Perimeter 270
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1983
Effective Age 22
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
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_0033.JPG
Image Date 5/23/2023
Image Name IMG_0033.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 48.02
Wall Cost 18.68
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 66.70
Total Area 2,300
Base RCN 153,410
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 153,410
Physical Depreciation 60%
Functional Depreciation
Total Depreciation 60% (92,046)
Total RCNLD 61,364
Lump Sums
Total Building Value 61,364 \$ 26.68 Per SqFt



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Parcel ID 21N16E-05-3-00000-000-0000
Cadastral ID 05-21-16-14300

Tax Area Code 17
Property Class UC
Owners Name HAPPY FAMILY INVESTMENTS INC

Building Data

Building ID 1272
Building Sequence 2
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,000
Average Perimeter 280
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1983
Effective Age 22
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
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_0033.JPG
Image Date 5/23/2023
Image Name IMG_0033.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 48.98
Wall Cost 11.14
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 60.12
Total Area 4,000
Base RCN 240,480
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 240,480
Physical Depreciation 60%
Functional Depreciation
Total Depreciation 60% (144,288)
Total RCNLD 96,192
Lump Sums
Total Building Value 96,192 \$ 24.05 Per SqFt



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Tax Area Code 17
Property Class UC
Owners Name HAPPY FAMILY INVESTMENTS INC

Building Data

Building ID 1273
Building Sequence 3
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,000
Average Perimeter 280
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1983
Effective Age 22
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2.5 - Fair
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_0033.JPG
Image Date 5/23/2023
Image Name IMG_0033.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 52.48
Wall Cost 11.76
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 64.24
Total Area 4,000
Base RCN 256,960
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 256,960
Physical Depreciation 53%
Functional Depreciation
Total Depreciation 53% (136,189)
Total RCNLD 120,771
Lump Sums
Total Building Value 120,771 \$ 30.19 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:04:53
Page 7

Account 660004414
Parcel ID 21N16E-05-3-00000-000-0000
Cadastral ID 05-21-16-14300

Tax Area Code 17
Property Class UC
Owners Name HAPPY FAMILY INVESTMENTS INC

Building Data

Building ID 1274
Building Sequence 4
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,000
Average Perimeter 280
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1983
Effective Age 22
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2.5 - Fair
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_0033.JPG
Image Date 5/23/2023
Image Name IMG_0033.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 52.48
Wall Cost 11.76
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 64.24
Total Area 4,000
Base RCN 256,960
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 256,960
Physical Depreciation 53%
Functional Depreciation
Total Depreciation 53% (136,189)
Total RCNLD 120,771
Lump Sums
Total Building Value 120,771 \$ 30.19 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Account 660004414
Parcel ID 21N16E-05-3-00000-000-0000
Cadastral ID 05-21-16-14300

Tax Area Code 17
Property Class UC
Owners Name HAPPY FAMILY INVESTMENTS INC

Building Data

Building ID 1275
Building Sequence 5
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,000
Average Perimeter 280
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1983
Effective Age 22
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2.5 - Fair
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_0033.JPG
Image Date 5/23/2023
Image Name IMG_0033.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 52.48
Wall Cost 11.76
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 64.24
Total Area 4,000
Base RCN 256,960
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 256,960
Physical Depreciation 53%
Functional Depreciation
Total Depreciation 53% (136,189)
Total RCNLD 120,771
Lump Sums
Total Building Value 120,771 \$ 30.19 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Account 660004414
Parcel ID 21N16E-05-3-00000-000-0000
Cadastral ID 05-21-16-14300

Tax Area Code 17
Property Class UC
Owners Name HAPPY FAMILY INVESTMENTS INC

Building Data

Building ID 1276
Building Sequence 6
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,400
Average Perimeter 248
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1996
Effective Age 15
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
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_0033.JPG
Image Date 5/23/2023
Image Name IMG_0033.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 48.30
Wall Cost 16.44
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 64.74
Total Area 2,400
Base RCN 155,376
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 155,376
Physical Depreciation 35%
Functional Depreciation
Total Depreciation 35% (54,382)
Total RCNLD 100,994
Lump Sums
Total Building Value 100,994 \$ 42.08 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Account 660004414
Parcel ID 21N16E-05-3-00000-000-0000
Cadastral ID 05-21-16-14300

Tax Area Code 17
Property Class UC
Owners Name HAPPY FAMILY INVESTMENTS INC

Building Data

Building ID 1277
Building Sequence 7
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,000
Average Perimeter 240
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1996
Effective Age 15
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
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_0033.JPG
Image Date 5/23/2023
Image Name IMG_0033.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 47.97
Wall Cost 19.10
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 67.07
Total Area 2,000
Base RCN 134,140
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 134,140
Physical Depreciation 35%
Functional Depreciation
Total Depreciation 35% (46,949)
Total RCNLD 87,191
Lump Sums
Total Building Value 87,191 \$ 43.60 Per SqFt