




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image					
Account	660004416			 <p>REVAL 2024 5/23/2023</p>					
Parcel ID	21N16E-05-3-00000-000-0000								
Cadastral ID	05-21-16-14500								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	329371								
BJP REAL ESTATE LLC									
25110 E 70TH ST BROKEN ARROW OK 74014-0000									
Parcel Location									
Situs	01480 BLUE								
Subdivision									
Lot/Block	/	Parcel Size	.4 - Acres						
Sec/Twn/Rng	5 / 21 / 16 / 3								
Neighborhood	90000 - COMMERCIAL								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32211354 -95.62610988				Building Permits					
E 100', S 172.5' SW SE SW				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	SCOTT, STEVEN R & RITA J	11/15/2019	505,000	YES
					2442/152	SCOTT, STEVEN R &	11/21/2014	0	4
					858/698			33,500	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2020		Land Value	52,272	52,272	11%	5,750	Assessed	32,026 2,960.16
Year Frozen	0		Improvements	493,708	238,867		26,276	Penalty	0
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0		Total Value	545,980	291,139		32,026	Total Taxable	32,026 2,960.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004416	BJP REAL ESTATE LLC			17	549,621	0	30,501	2,819.00
2024	2024-660004416	BJP REAL ESTATE LLC			17	264,073	0	29,049	2,685.00
2023	2023-660004416	BJP REAL ESTATE LLC			17	493,130	0	54,244	4,969.00
2022	2022-660004416	BJP REAL ESTATE LLC			17	493,184	0	54,250	5,022.00
2021	2021-660004416	BJP REAL ESTATE LLC			17	494,482	0	54,393	4,803.00
2020	2020-660004416	BJP REAL ESTATE LLC			17	494,482	0	54,393	4,981.00
2019	2019-660004416	SCOTT, STEVEN R & RITA J			17	314,698	0	30,687	2,842.00
2018	2018-660004416	SCOTT, STEVEN R & RITA J			17	292,760	0	29,225	2,700.00
2017	2017-660004416	SCOTT, STEVEN R & RITA J			17	292,760	0	27,834	2,556.00
2016	2016-660004416	SCOTT, STEVEN R & RITA J			17	240,985	0	26,508	2,488.00
2015	2015-660004416	SCOTT, STEVEN R & RITA J			17	240,985	0	26,508	2,391.00
2014	2014-660004416	SCOTT, STEVEN R			17	240,985	0	26,508	2,458.00
2013	2013-660004416	SCOTT, STEVEN R			17	240,985	0	26,508	2,426.00



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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	17250			
Non-Ag Acres	0			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1482 (UNITS BUILDABLE)			
Value Method	Units-Buildable			
Base Lot Value	52,272.00 x 1.00 =			52,272
Factor Value	0			
Adjustments				
Lot Value	52,272			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1024680	
Total Building Area	3,444	Image Date	5/23/2023	
Total Base Value	658,665	Name	IMG_0029.JPG	
Modifier Value		Description	REVAL 2024	
Misc Improvements				
Replacement Cost New	658,665			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	487,412			
Economic Depreciation				
RCNLD (All Sources)	487,412			
Depreciated Improvements	4,609			
Outbuilding Value	1,687			
Total Improvement Value	493,708			
Land Value	52,272			
Cost Approach Value	545,980		158.53/SqFt	
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	1,687	
Miscellaneous Income		Land Value	52,272	
Effective Gross Income (EGI)		Total Appraised Value	545,980 158.53/SqFt	
Total Expenses				
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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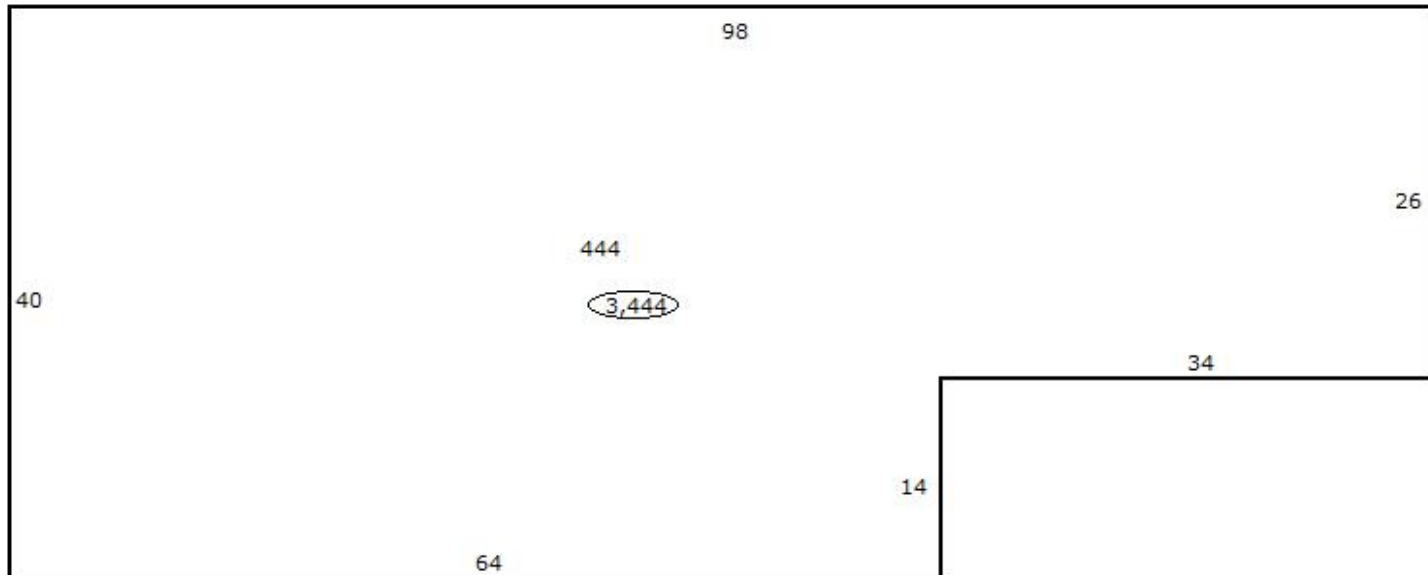
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	444		13	444	3,444	1.000	3,444
Total Building Area						3,444		3,444



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Account 660004416
Parcel ID 21N16E-05-3-00000-000-0000
Cadastral ID 05-21-16-14500

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

Building Data

Building ID 1269
Building Sequence 1
Occupancy 1 444 Dental Office/Clinic 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,444
Average Perimeter 276
Number Of Storys 1.00
Average Wall Ht 9.00
Year Built 1991
Effective Age 18
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 4 - Good
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition

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_0029.JPG
Image Date 5/23/2023
Image Name IMG_0029.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 137.91
Wall Cost 34.18
HVAC Cost 19.16
Basement Cost 0.00
Total Base Cost 191.25
Total Area 3,444
Base RCN 658,665
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 658,665
Physical Depreciation 26%
Functional Depreciation
Total Depreciation 26% (171,253)
Total RCNLD 487,412
Lump Sums 4,609
Total Building Value 492,021 \$ 142.86 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	PAVING - CONCRETE	1991	4160	4,160	5.54	80%	4,609
Total Misc Improvement							4,609



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	SLAB PORCH COVERED	5x3x0			3,375
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,375)		3,375	1,688	1,687
Total Site Improvement Value				1,687