



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 18:28:42  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005403 <b>Parcel ID</b> 000000-00-0-00492-031-0009 <b>Cadastral ID</b> 06-21-15-06280 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RCP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 322229 FARRELL, BOB GENE & JANET KAY  10306 ROSE GLEN BLVD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 04405 E HWY 20 <b>Subdivision</b> MEADOW BROOK HEIGHTS <b>Lot/Block</b> 0009 / 0031 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 21 / 15 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32238026 -95.75106415 LOT 9 BLOCK 31 MEADOW BROOK HEIGHTS LESS THAT SOUTHERLY STRIP OF LAND LYING IN LOTS 9 THRU 14 BLOCK 31 DEEDED TO THE STATE OF OKLAHOMA FOR HWY 20 IN BOOK 1653-PAGE 215																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1		
Non-Ag Acres	0.456		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	19,866.00 x 1.25 = 24,833		
Factor Value	0		
Adjustments			
Lot Value	24,833		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1000082
Total Building Area	3,000	Image Date	5/31/2022
Total Base Value	262,200	Name	IMG_0057.JPG
Modifier Value		Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-5 31\IMG_0057.JPG
Misc Improvements			
Replacement Cost New	262,200		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	233,358		
Economic Depreciation			
RCNLD (All Sources)	233,358		
Depreciated Improvements			
Outbuilding Value	23,436		
Total Improvement Value	256,794		
Land Value	24,833		
Cost Approach Value	281,627	93.88/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	23,436
Miscellaneous Income		Land Value	24,833
Effective Gross Income (EGI)		Total Appraised Value	281,627
Total Expenses			93.88/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

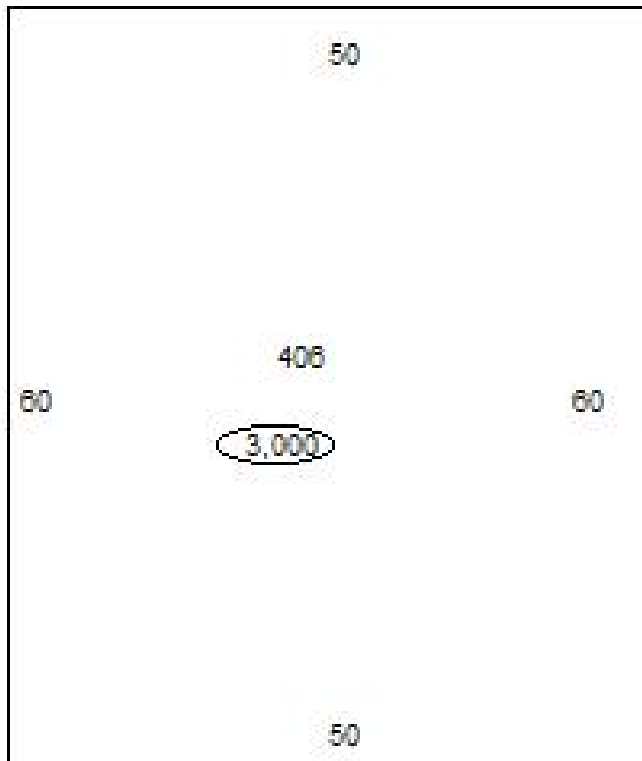
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Sketch Image

660005403



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		25	406	3,000	1.000	3,000
<b>Total Building Area</b>						3,000		3,000



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Account 660005403  
Parcel ID 000000-00-0-00492-031-0009  
Cadastral ID 06-21-15-06280

Tax Area Code 7  
Property Class RCP  
Owners Name FARRELL, BOB GENE &

### Building Data

Building ID 4313  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,000  
Average Perimeter 220  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2006  
Effective Age 10  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal 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 IMG\_0057.JPG  
Image Date 5/31/2022  
Image Name IMG\_0057.JPG  
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-531\IMG\_0057.JPG

### Cost Calculations

Appraisal Zone 4  
Zone Description  
Base Cost 48.67  
Wall Cost 15.88  
HVAC Cost 22.85  
Basement Cost 0.00  
Total Base Cost 87.40  
Total Area 3,000  
Base RCN 262,200  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 262,200  
Physical Depreciation 11%  
Functional Depreciation  
Total Depreciation 11% (28,842)  
Total RCNLD 233,358  
Lump Sums  
Total Building Value 233,358 \$ 77.79 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPS	CARPORT SLAB	50x32x0			1,600
	Qual	Cond	Year	2022	Eff Age	
	<b>Valuation Summary</b> Base Cost (7.32 x 1,600)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	PACN	PAVING - CONCRETE	0x0x0			2,500
	Qual	Cond	Year		Eff Age	
	<b>Valuation Summary</b> Base Cost (4.51 x 2,500)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	STF	STG FAIR	16x12x0			192
	Qual	Cond	Year		Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x 192)		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
				899	450	449
<b>Total Site Improvement Value</b>						<b>23,436</b>