



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:04:57
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Assessment Data					Primary Image																																																																																																																				
Account 660005532 Parcel ID 21N16E-06-4-00000-000-0000 Cadastral ID 06-21-16-01730 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 34 - CLARM OT & SCHL/NW FD Name ID 283024 GRAND LAKE PROPERTIES LLC (BLUE STARR & HWY 88) 25825 S HWY 66 CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 01400 N HWY 88 Subdivision Lot/Block / Parcel Size .858 - Acres Sec/Twn/Rng 6 / 21 / 16 / 4 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32215805 -95.63314632 TR IN SE SE, BEG 150' W SE/C N 16.5', N 78-13 E 102.2', N 146 N 11-05 W 16.95', W 197.44', S 200', E 100.95' TO POB					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	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	37374		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	100,000.00 x 1.00 = 100,000		
Factor Value	0		
Adjustments			
Lot Value	100,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1024698
Total Building Area	2,468	Image Date	5/23/2023
Total Base Value	302,404	Name	IMG_0013.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	302,404		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	120,962		
Economic Depreciation			
RCNLD (All Sources)	120,962		
Depreciated Improvements			
Outbuilding Value	40,122		
Total Improvement Value	161,084		
Land Value	100,000		
Cost Approach Value	261,084	105.79/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	40,122
Miscellaneous Income		Land Value	100,000
Effective Gross Income (EGI)		Total Appraised Value	261,084
Total Expenses			105.79/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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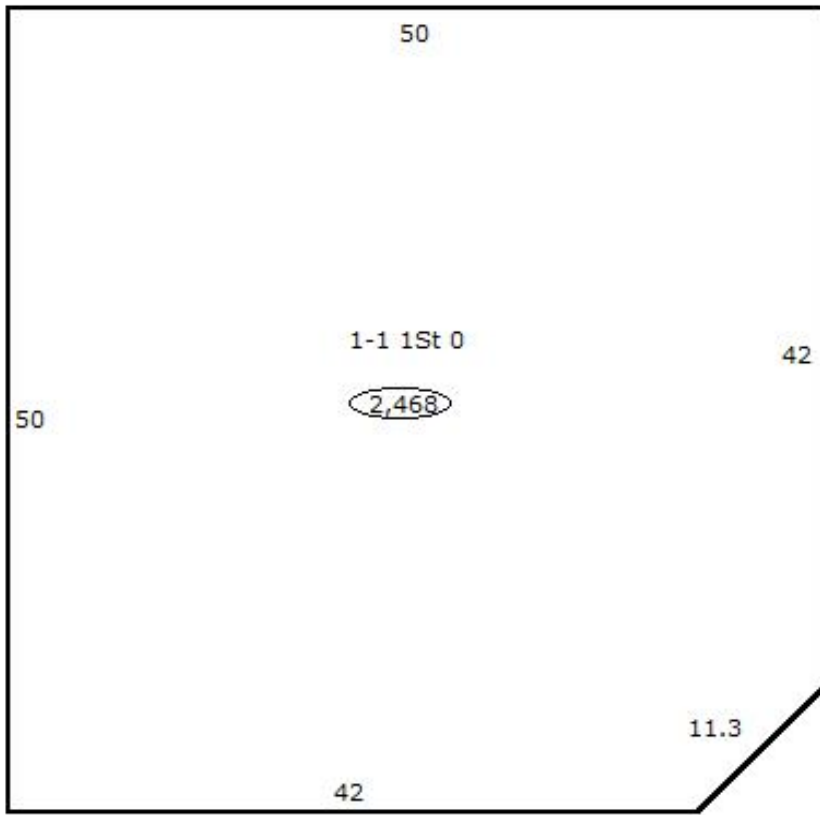
Date 04/18/2026

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Sketch Image

660005532



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	531		13	1-1 1St 0	2,468	1.000	2,468
Total Building Area						2,468		2,468



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Account 660005532
Parcel ID 21N16E-06-4-00000-000-0000
Cadastral ID 06-21-16-01730

Tax Area Code 34
Property Class UC
Owners Name GRAND LAKE PROPERTIES LLC

Building Data

Building ID 1507
Building Sequence 1
Occupancy 1 531 Mini-Mart Convenience Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,468
Average Perimeter 195
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1991
Effective Age 18
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 7 - Package Unit
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 5/23/2023
Image Name IMG_0013.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 69.81
Wall Cost 35.59
HVAC Cost 17.13
Basement Cost 0.00
Total Base Cost 122.53
Total Area 2,468
Base RCN 302,404
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 302,404
Physical Depreciation 60%
Functional Depreciation
Total Depreciation 60% (181,442)
Total RCNLD 120,962
Lump Sums
Total Building Value 120,962 \$ 49.01 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			9,500
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.42 x 9,500)			41,990	12,597	29,393
	FLV	CANOPY	0x0x0			11,312
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 11,312)			11,312	3,394	7,918
	FLV	SLAB PORCH COVERED	0x0x0			2,240
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 2,240)			2,240	672	1,568
	FLV	SLAB PORCH COVERED	0x0x0			1,776
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 1,776)			1,776	533	1,243
Total Site Improvement Value						40,122