



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	660006343													
Parcel ID	21N16E-07-4-00000-000-0000													
Cadastral ID	07-21-16-08300													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	303741													
THE LIPE COMPANY														
441 S BRADY ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00441 S BRADY ST													
Subdivision														
Lot/Block	/	Parcel Size	.69 - Acres											
Sec/Twn/Rng	7 / 21 / 16 / 4													
Neighborhood	90000 - COMMERCIAL													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31388626 -95.63321997														
PT NE SE, BEG: AT A PT 25' W & 225' S OF NE/C NE SE FOR POB W 270'; S AT RT ANG 100'; E AT RT ANG 270'; N 100' TO POB & E 30' OF VACATED PINE ST ADJ TO LOTS 10-11-12-13 BLOCK 13 WESTSIDE ADDN ALSO DESC AS; COMM AT A PT 25' W & 225' S NE/C NE SE, TH W 270' TO POB, TH S 100', W 30', N 100', E 30' 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2130/947	OLT COMMERCIAL DIVISION-LLC	09/30/2010	380,000	YES					
					1501/632	IRBY/TRUSTY JOINT VENTURE--#1 LC	07/18/2003	295,500	YES					
					1161/252	WILLIAMS, BILL & DARIS	03/15/1999	165,000	No					
					1033/442	WILLIAMS, BUFORD & HELEN	07/25/1996	175,000	Yes					
					989/539	WARD, PHILIP DWIGHT &	05/06/1995	175,000	Yes					
					858/857			169,500	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2011	Land Value	165,600	165,600	11%	18,216	Assessed	37,245	3,442.56					
Year Frozen	0	Improvements	328,575	172,988		19,029	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	494,175	338,588		37,245	Total Taxable	37,245	3,443.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660006343	THE LIPE COMPANY			17	511,736	0	35,471	3,279.00					
2024	2024-660006343	THE LIPE COMPANY			17	307,110	0	33,782	3,122.00					
2023	2023-660006343	THE LIPE COMPANY			17	472,552	0	47,491	4,350.00					
2022	2022-660006343	THE LIPE COMPANY			17	451,238	0	45,230	4,187.00					
2021	2021-660006343	THE LIPE COMPANY			17	391,600	0	43,076	3,804.00					
2020	2020-660006343	THE LIPE COMPANY			17	391,600	0	43,076	3,944.00					
2019	2019-660006343	THE LIPE COMPANY			17	444,720	0	48,507	4,493.00					
2018	2018-660006343	THE LIPE COMPANY			17	433,511	0	46,197	4,269.00					
2017	2017-660006343	THE LIPE COMPANY			17	433,511	0	43,998	4,041.00					
2016	2016-660006343	THE LIPE COMPANY			17	380,932	0	41,903	3,933.00					
2015	2015-660006343	THE LIPE COMPANY			17	380,932	0	41,903	3,779.00					
2014	2014-660006343	THE LIPE COMPANY			17	380,932	0	41,903	3,886.00					
2013	2013-660006343	THE LIPE COMPANY			17	380,932	0	41,903	3,835.00					



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres	0.69		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1481 (ACRES)		
Value Method	Acre		
Base Lot Value	.69 x 240,000.00 = 165,600		
Factor Value	0		
Adjustments			
Lot Value	165,600		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1024704
Total Building Area	4,177	Image Date	5/23/2023
Total Base Value	731,936	Name	IMG_0007.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	731,936		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	307,413		
Economic Depreciation			
RCNLD (All Sources)	307,413		
Depreciated Improvements			
Outbuilding Value	21,162		
Total Improvement Value	328,575		
Land Value	165,600		
Cost Approach Value	494,175		118.31/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	21,162
Miscellaneous Income		Land Value	165,600
Effective Gross Income (EGI)		Total Appraised Value	494,175
Total Expenses			118.31/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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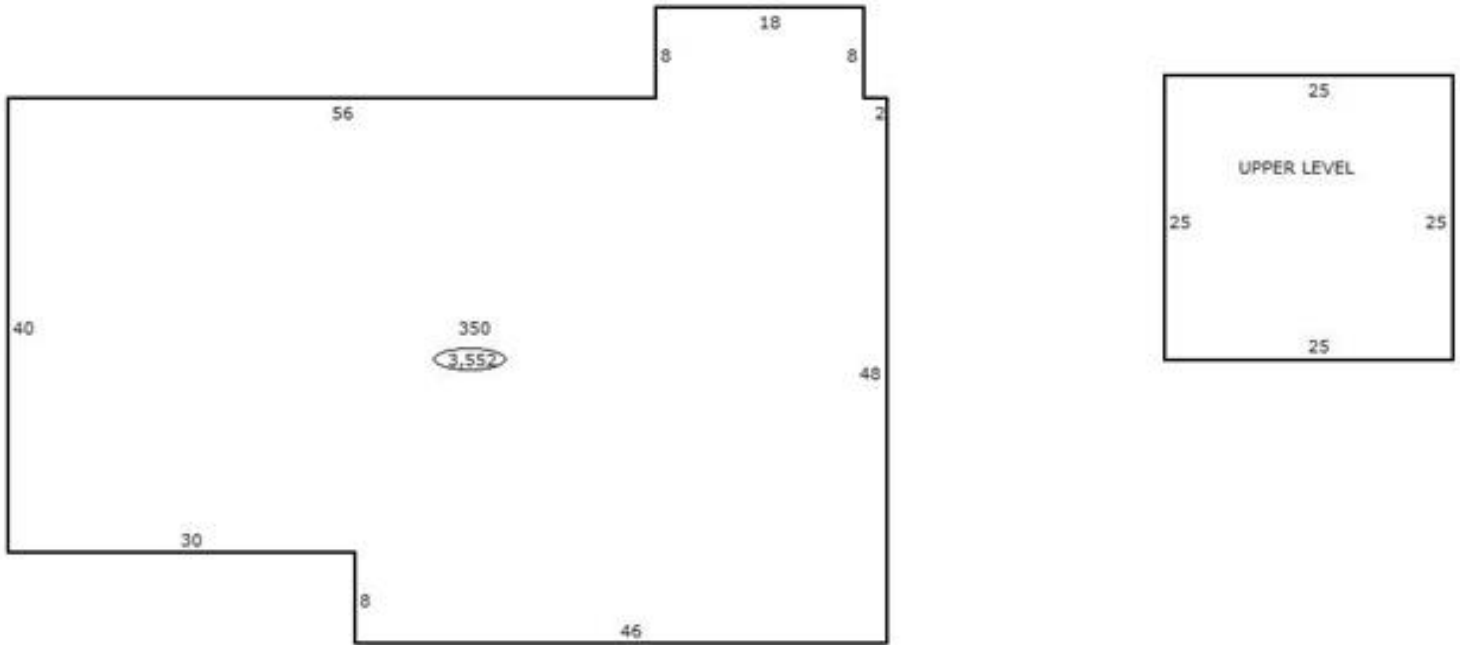
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		13	350	3,552	1.000	3,552
2	U	350		13	UPPER LEVEL	625	1.000	625
Total Building Area						3,552		3,552



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Account 660006343
Parcel ID 21N16E-07-4-00000-000-0000
Cadastral ID 07-21-16-08300

Tax Area Code 17
Property Class UC
Owners Name THE LIPE COMPANY

Building Data

Building ID 140
Building Sequence 1
Occupancy 1 350 Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,177
Average Perimeter 364
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1975
Effective Age 26
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
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_0007.JPG
Image Date 5/23/2023
Image Name IMG_0007.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 114.06
Wall Cost 29.47
HVAC Cost 31.70
Basement Cost 0.00
Total Base Cost 175.23
Total Area 4,177
Base RCN 731,936
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 731,936
Physical Depreciation 58%
Functional Depreciation
Total Depreciation 58% (424,523)
Total RCNLD 307,413
Lump Sums
Total Building Value 307,413 \$ 73.60 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			7,900
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (2.80 x 7,900)			22,120	6,636		15,484
FLV		SLAB PORCH COVERED	25x10x0			5,000
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 5,000)			5,000	1,500		3,500
FLV		SLAB PORCH COVERED	25x10x0			3,112
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 3,112)			3,112	934		2,178
Total Site Improvement Value						21,162