




# 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	660007202				 <p>REVAL 2024 5/9/2023</p>				
Parcel ID	000000-00-0-10030-021-0020								
Cadastral ID	08-21-16-02670								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	328000								
WRB LLC									
PO BOX 1734									
CLAREMORE	OK 74018-0000								
<b>Parcel Location</b>									
Situs	00104 S MOORE AVE								
Subdivision	BAYLESS								
Lot/Block	0020 / 0021	Parcel Size	4 - Lots						
Sec/Twn/Rng	8 / 21 / 16 / 5								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.31678478 -95.62805381									
ALL LOTS 16 & 17 AND PT LOTS 18, 19, 20 & PART VACATED ALLEYWAY LYING N OF & ADJ TO LOTS 16, 17, 18, 19, 20 BLOCK 21 BAYLESS ADDITION (TR FURTHER DESC AS: BEG NW/C LOT 16; S00 02-14 ALG W/L LOT 16 162.55' M/L TO PT 128.25' N OF SW/C LOT 5 BLOCK 26;									
<b>Building Permits</b>									
Number	Description	Opened	Closed	Amount					
R9	ROLL NEW CONSTRUCTION	10/2008	03/2009						
219&3906	COMM R9-DEMO; & NEW 1600 SF APT	03/2008	03/2009						
<b>Exemptions</b>									
Code	Type	Active	Maximum	Exemption					
<b>Sale History</b>									
Bk/Pg	Grantor	Date	Price	Code					
/	EDIFICE CO LLC	06/20/2019	482,000	YES					
2097/282	HINSON, JOHN #2 LLC	04/16/2010	530,000	11					
1866/147	HENDRIX, WILLIAM A	04/10/2007	0	4					
1744/592	HINSON, JOHN O &	01/19/2006	0	5					
1727/327	HINSON, JOHN #2 LLC	11/09/2005	0	5					
1450/474	HINSON, JOHN O &	01/18/2003	0	5					
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2020	Land Value	113,620	113,620	11%	12,498	Assessed	64,611 5,971.99	
Year Frozen	0	Improvements	641,601	473,747		52,113	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	755,221	587,367		64,611	Total Taxable	64,611 5,972.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660007202	WRB LLC	17	749,322	0	61,533	5,687.00		
2024	2024-660007202	WRB LLC	17	532,760	0	58,604	5,416.00		
2023	2023-660007202	WRB LLC	17	572,983	0	58,197	5,331.00		
2022	2022-660007202	WRB LLC	17	568,103	0	55,425	5,131.00		
2021	2021-660007202	WRB LLC	17	479,875	0	52,786	4,661.00		
2020	2020-660007202	WRB LLC	17	479,875	0	52,786	4,834.00		
2019	2019-660007202	WRB LLC	17	514,281	0	55,019	5,096.00		
2018	2018-660007202	EDIFICE CO LLC	17	476,353	0	52,399	4,842.00		
2017	2017-660007202	EDIFICE CO LLC	17	476,353	0	52,399	4,812.00		
2016	2016-660007202	EDIFICE CO LLC	17	530,000	0	58,300	5,472.00		
2015	2015-660007202	EDIFICE CO LLC	17	530,000	0	58,300	5,258.00		
2014	2014-660007202	EDIFICE CO LLC	17	530,000	0	58,300	5,406.00		
2013	2013-660007202	EDIFICE CO LLC	17	530,000	0	58,300	5,335.00		



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	113,623.00 x .75 =	85,506	
Factor Value	0		
Adjustments	132.88%		
Lot Value	113,620		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1023257
Total Building Area	5,564	Image Date	5/9/2023
Total Base Value	780,038	Name	IMG_0047.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	780,038		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	624,502		
Economic Depreciation			
RCNLD (All Sources)	624,502		
Depreciated Improvements			
Outbuilding Value	17,099		
Total Improvement Value	641,601		
Land Value	113,620		
Cost Approach Value	755,221	135.73/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	17,099
Miscellaneous Income		Land Value	113,620
Effective Gross Income (EGI)		Total Appraised Value	755,221 135.73/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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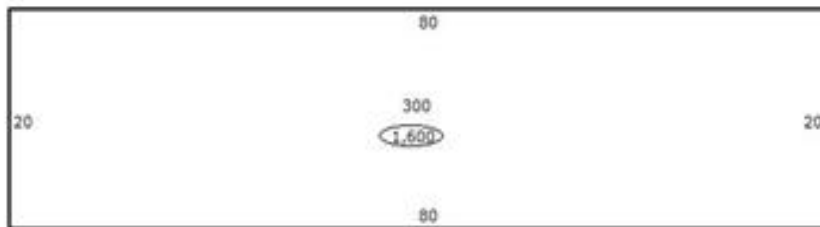
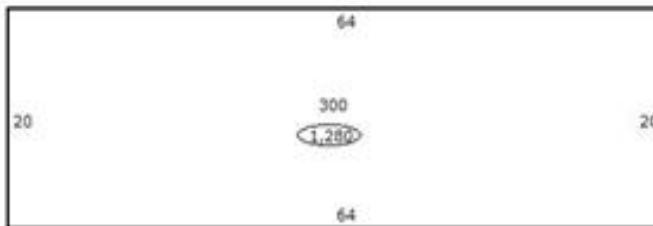
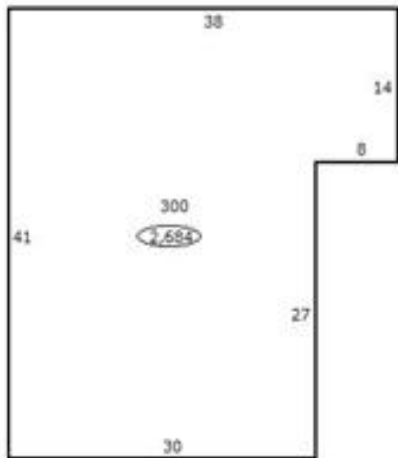
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Sketch Image

660007202



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	300		13	300	1,342	2.000	2,684
2	C	300		13	300	1,280	1.000	1,280
3	C	300		13	300	1,600	1.000	1,600
<b>Total Building Area</b>						<b>4,222</b>		<b>5,564</b>



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Account 660007202  
Parcel ID 000000-00-0-10030-021-0020  
Cadastral ID 08-21-16-02670

Tax Area Code 17  
Property Class UCP  
Owners Name WRB LLC

### Building Data

Building ID 545  
Building Sequence 1  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,684  
Average Perimeter 158  
Number Of Storys 2.00  
Average Wall Ht 14.00  
Year Built 1983  
Effective Age 28  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 11 - Radiant Space Heaters  
Roof Type Gambrel  
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\_0047.JPG  
Image Date 5/9/2023  
Image Name IMG\_0047.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 72.61  
Wall Cost 38.23  
HVAC Cost 8.13  
Basement Cost 0.00  
Total Base Cost 118.97  
Total Area 2,684  
Base RCN 319,315  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 319,315  
Physical Depreciation 40%  
Functional Depreciation  
Total Depreciation 40% (127,726)  
Total RCNLD 191,589  
Lump Sums  
Total Building Value 191,589 \$ 71.38 Per SqFt



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Account 660007202  
Parcel ID 000000-00-0-10030-021-0020  
Cadastral ID 08-21-16-02670

Tax Area Code 17  
Property Class UCP  
Owners Name WRB LLC

### Building Data

Building ID 2455  
Building Sequence 2  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,280  
Average Perimeter 168  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2008  
Effective Age 9  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Hip  
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\_0048.JPG  
Image Date 5/9/2023  
Image Name IMG\_0048.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 98.40  
Wall Cost 58.79  
HVAC Cost 16.25  
Basement Cost 0.00  
Total Base Cost 173.44  
Total Area 1,280  
Base RCN 222,003  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 222,003  
Physical Depreciation 5%  
Functional Depreciation  
Total Depreciation 5% (11,100)  
Total RCNLD 210,903  
Lump Sums  
Total Building Value 210,903 \$ 164.77 Per SqFt



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Account 660007202  
Parcel ID 000000-00-0-10030-021-0020  
Cadastral ID 08-21-16-02670

Tax Area Code 17  
Property Class UCP  
Owners Name WRB LLC

### Building Data

Building ID 2636  
Building Sequence 3  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,600  
Average Perimeter 200  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2009  
Effective Age 9  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Hip  
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\_0047.JPG  
Image Date 5/9/2023  
Image Name IMG\_0047.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 84.67  
Wall Cost 50.39  
HVAC Cost 14.14  
Basement Cost 0.00  
Total Base Cost 149.20  
Total Area 1,600  
Base RCN 238,720  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 238,720  
Physical Depreciation 7%  
Functional Depreciation  
Total Depreciation 7% (16,710)  
Total RCNLD 222,010  
Lump Sums  
Total Building Value 222,010 \$ 138.76 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			3,560
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.42 x 3,560)			15,735	4,721		11,014
CANO		Canopy Over Deck	27x8x0			216
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.00 x 216)			4,104	1,231		2,873
WODO		WOOD DECK - OPEN	27x8x0			216
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.24 x 216)			4,588	1,376		3,212
<b>Total Site Improvement Value</b>						<b>17,099</b>