





# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:24:59  
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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	30,966.00 x 1.25 = 38,708		
Factor Value	0		
Adjustments	1097.96%		
Lot Value	424,998		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1023565
Total Building Area	12,200	Image Date	5/10/2023
Total Base Value	1,715,320	Name	IMG_0005.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	89,915		
Replacement Cost New	1,805,235		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,516,397		
Economic Depreciation			
RCNLD (All Sources)	1,516,397		
Depreciated Improvements			
Outbuilding Value	56,399		
Total Improvement Value	1,572,796		
Land Value	424,998		
Cost Approach Value	1,997,794	163.75/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	56,399
Miscellaneous Income		Land Value	424,998
Effective Gross Income (EGI)		Total Appraised Value	1,997,794
Total Expenses			163.75/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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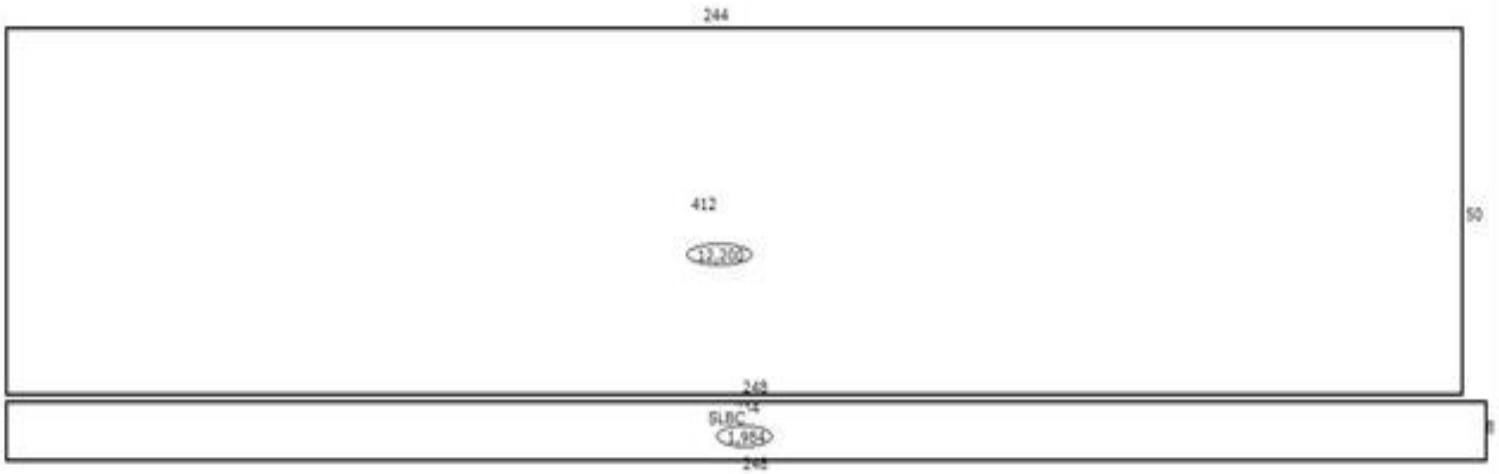
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### Sketch Image

660007215



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	412		20	412	12,200	1.000	12,200
2	M	PRCH		20	SLBC	1,984	1.000	1,984
<b>Total Building Area</b>						12,200		12,200



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Account 660007215  
 Parcel ID 000000-00-0-10030-023-0008  
 Cadastral ID 08-21-16-02790

Tax Area Code 17  
 Property Class UCP  
 Owners Name CLAREMORE PROPERTY MANAGEMENT LLC

### Building Data

Building ID 551  
 Building Sequence 1  
 Occupancy 1 412 Neighborhood Shopping Ctr 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 12,200  
 Average Perimeter 588  
 Number Of Storys 1.00  
 Average Wall Ht 14.00  
 Year Built 2000  
 Effective Age 13  
 Construction Class 2 - Heavier Wood or Steel Stud Frame  
 Quality 4 - Good  
 Condition 3 - Average  
 Exterior Wall 88 - Stud Metal Siding  
 Heating/Cooling 7 - Package Unit  
 Roof Type Flat  
 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\_0005.JPG  
 Image Date 5/10/2023  
 Image Name IMG\_0005.JPG  
 Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
 Zone Description  
 Base Cost 94.14  
 Wall Cost 25.90  
 HVAC Cost 20.56  
 Basement Cost 0.00  
 Total Base Cost 140.60  
 Total Area 12,200  
 Base RCN 1,715,320  
 Misc Impr Value 89,915

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 1,805,235  
 Physical Depreciation 16%  
 Functional Depreciation  
 Total Depreciation 16% (288,838)  
 Total RCNLD 1,516,397  
 Lump Sums  
 Total Building Value 1,516,397 \$ 124.29 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED		248x8	1,984	45.32		89,915
<b>Total Misc Improvement</b>							<b>89,915</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			15,950
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 15,950)		70,499	14,100	56,399
<b>Total Site Improvement Value</b>				<b>56,399</b>