



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:34:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660007380 Parcel ID 000000-00-0-10030-040-0019 Cadastral ID 08-21-16-04440 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343668 DIGGZ PROPERTIES LLC 17744 S OLD HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 00604 S WORTMAN AVE Subdivision BAYLESS Lot/Block 0019 / 0040 Parcel Size 3 - Lots Sec/Twn/Rng 8 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31134545 -95.62514423																																																																																																																									
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Date 04/18/2026
 Time 05:34:52
 Page 2

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	11,088.00 x 1.25 =	13,860	
Factor Value	0		
Adjustments	324.68%		
Lot Value	45,001		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1023532
Total Building Area	2,820	Image Date	5/10/2023
Total Base Value	363,385	Name	IMG_0018.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	12,808		
Replacement Cost New	376,193		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	94,048		
Economic Depreciation			
RCNLD (All Sources)	94,048		
Depreciated Improvements			
Outbuilding Value	3,621		
Total Improvement Value	97,669		
Land Value	45,001		
Cost Approach Value	142,670	50.59/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	3,621
Miscellaneous Income		Land Value	45,001
Effective Gross Income (EGI)		Total Appraised Value	142,670
Total Expenses			50.59/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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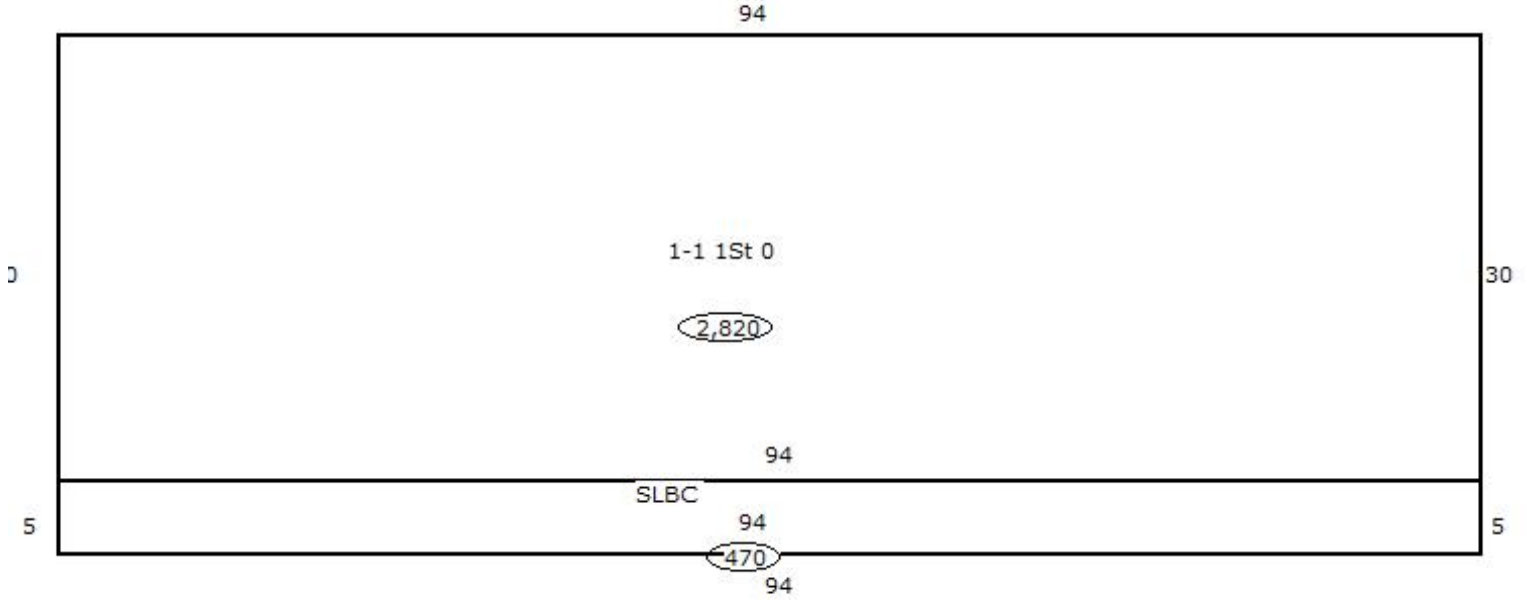
Date 04/18/2026

Time 05:34:52

Page 3

Sketch Image

660007380



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	426		13	1-1 1St 0	2,820	1.000	2,820
2	M	PRCH		13	SLBC	470	1.000	470
Total Building Area						2,820		2,820



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 Page 4

Account 660007380
 Parcel ID 000000-00-0-10030-040-0019
 Cadastral ID 08-21-16-04440

Tax Area Code 17
 Property Class UCP
 Owners Name DIGGZ PROPERTIES LLC

Building Data

Building ID 560
 Building Sequence 1
 Occupancy 1 426 Day Care Center 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 2,820
 Average Perimeter 248
 Number Of Storys 1.00
 Average Wall Ht 8.00
 Year Built 1983
 Effective Age 28
 Construction Class 2 - Heavier Wood or Steel Stud Frame
 Quality 2 - Fair
 Condition 2 - Fair
 Exterior Wall 95 - Stud Vinyl Siding
 Heating/Cooling 7 - Package Unit
 Roof Type Gable
 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_0018.JPG
 Image Date 5/10/2023
 Image Name IMG_0018.JPG
 Description REVAL 2024

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 75.72
 Wall Cost 26.92
 HVAC Cost 26.22
 Basement Cost 0.00
 Total Base Cost 128.86
 Total Area 2,820
 Base RCN 363,385
 Misc Impr Value 12,808

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 376,193
 Physical Depreciation 64%
 Functional Depreciation 30%
 Total Depreciation 75% (282,145)
 Total RCNLD 94,048
 Lump Sums
 Total Building Value 94,048 \$ 33.35 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED		94x5	470	27.25		12,808
Total Misc Improvement							12,808



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Time 05:34:52

Page 5

660007380

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			2,820
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.21 x 2,820)			9,052	5,431	3,621
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
Total Site Improvement Value						3,621