




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 660007383 Parcel ID 000000-00-0-10030-040-0016 Cadastral ID 08-21-16-04470 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 00602 S WORTMAN AVE Subdivision BAYLESS Lot/Block 0016 / 0040 Parcel Size 3 - Lots Sec/Twn/Rng 8 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">05/10/2023 10:07</p>														
Legal Description Lot/Long: 36.31177393 -95.62516046 LOTS 14-15 & 16 BLOCK 40 BAYLESS										REVAL 2024 5/10/2023 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>R9</td> <td>ROLL NEW SALE</td> <td>08/2008</td> <td>01/2009</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount															
R9	ROLL NEW SALE	08/2008	01/2009																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	ANDERSON, THOMAS R & LORETTA A	02/15/2024	100,000	WG										
					1930/345	CHERRY, JO ANN	01/31/2008	350,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2025		Land Value	45,000	45,000	11%	4,950	Assessed	14,062	1,299.75									
Year Frozen	0		Improvements	82,841	82,841		9,112	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	127,841	127,841		14,062	Total Taxable	14,062	1,300.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660007383	DIGGZ PROPERTIES LLC			17	127,863	0	14,065	1,300.00										
2024	2024-660007383	DIGGZ PROPERTIES LLC			17	102,751	0	11,302	1,045.00										
2023	2023-660007383	ANDERSON, THOMAS R & LORETTA A			17	119,849	0	12,467	1,142.00										
2022	2022-660007383	ANDERSON, THOMAS R & LORETTA A			17	130,318	0	11,873	1,099.00										
2021	2021-660007383	ANDERSON, THOMAS R & LORETTA A			17	102,797	0	11,308	998.00										
2020	2020-660007383	ANDERSON, THOMAS R & LORETTA A			17	102,797	0	11,308	1,035.00										
2019	2019-660007383	ANDERSON, THOMAS R & LORETTA A			17	112,967	0	11,607	1,075.00										
2018	2018-660007383	ANDERSON, THOMAS R & LORETTA A			17	106,777	0	11,054	1,021.00										
2017	2017-660007383	ANDERSON, THOMAS R & LORETTA A			17	106,777	0	10,528	967.00										
2016	2016-660007383	ANDERSON, THOMAS R & LORETTA A			17	91,151	0	10,027	941.00										
2015	2015-660007383	ANDERSON, THOMAS R & LORETTA A			17	91,151	0	10,027	904.00										
2014	2014-660007383	ANDERSON, THOMAS R & LORETTA A			17	91,151	0	10,027	930.00										
2013	2013-660007383	ANDERSON, THOMAS R & LORETTA A			17	91,151	0	10,027	918.00										



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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	10,752.00 x 1.25 =	13,440	
Factor Value	0		
Adjustments	334.82%		
Lot Value	45,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1023534
Total Building Area	2,480	Image Date	5/10/2023
Total Base Value	313,918	Name	IMG_0020.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	8,094		
Replacement Cost New	322,012		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	80,503		
Economic Depreciation			
RCNLD (All Sources)	80,503		
Depreciated Improvements			
Outbuilding Value	2,338		
Total Improvement Value	82,841		
Land Value	45,000		
Cost Approach Value	127,841	51.55/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	2,338
Miscellaneous Income		Land Value	45,000
Effective Gross Income (EGI)		Total Appraised Value	127,841
Total Expenses			51.55/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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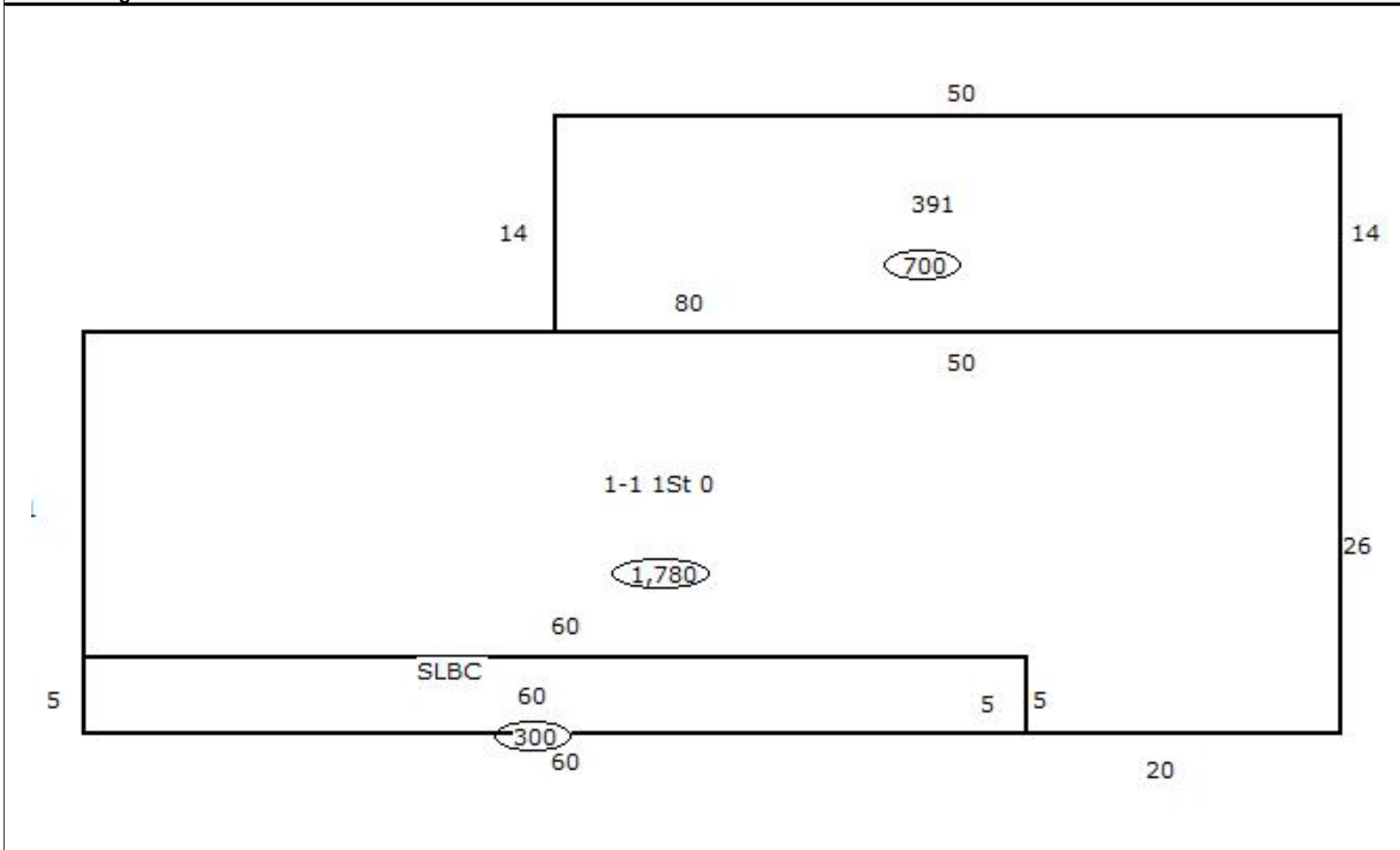
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	426		13	1-1 1St 0	1,780	1.000	1,780
2	M	PRCH		13	SLBC	300	1.000	300
3	C	391		13	391	700	1.000	700
Total Building Area						2,480		2,480



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Account 660007383
Parcel ID 000000-00-0-10030-040-0016
Cadastral ID 08-21-16-04470

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

Building Data

Building ID 561
Building Sequence 1
Occupancy 1 426 Day Care Center 72%
Occupancy 2 391 Material Storage Building 28%
Occupancy 3
Total Floor Area 2,480
Average Perimeter 340
Number Of Storys 1.00
Average Wall Ht 6.00
Year Built 1977
Effective Age 32
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 87 - Stud Hardboard 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_0020.JPG
Image Date 5/10/2023
Image Name IMG_0020.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 69.20
Wall Cost 32.00
HVAC Cost 25.38
Basement Cost 0.00
Total Base Cost 126.58
Total Area 2,480
Base RCN 313,918
Misc Impr Value 8,094

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 322,012
Physical Depreciation 75%
Functional Depreciation
Total Depreciation 75% (241,509)
Total RCNLD 80,503
Lump Sums
Total Building Value 80,503 \$ 32.46 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED		60x5	300	26.98		8,094
Total Misc Improvement							8,094



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			1,200
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.87 x 1,200)			5,844 3,506	2,338



Code	Description	Dimensions	Floor	Roofing	Total Units
CPDT	CARPORT - DETACHED	0x0x0			
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (11.36 x)				

Total Site Improvement Value 2,338