



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:37:41
Page 1

Assessment Data				Primary Image					
Account	660007958								
Parcel ID	21N16E-08-1-00000-000-0000								
Cadastral ID	08-21-16-14200								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	148144								
SUPERIOR GRINDING & SALES INC									
421 CLAREMORE ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00900 N OWALLA AVE								
Subdivision									
Lot/Block	/	Parcel Size	1.734 - Acres						
Sec/Twn/Rng	8 / 21 / 16 / 1								
Neighborhood	90000 - COMMERCIAL								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32031526 -95.61535091				REVAL 2024 5/10/2023					
S 196.96', E 309.5' OF NE NE NE				Building Permits					
				Number	Description	Opened	Closed	Amount	
				3075	(COM)R4-REMODEL OFFICES	03/2003	03/2004	45,000	
	3054	(COM)R4-REMODEL RESTROOMS	01/2003	03/2004	19,300				
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	FLANAGAN, WILLIAM	10/09/2024	1,280,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2025	Land Value	349,500	349,500	11%	38,445	Assessed	135,889	12,560.22
Year Frozen	0	Improvements	885,847	885,847		97,444	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,235,347	1,235,347		135,889	Total Taxable	135,889	12,560.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660007958	SUPERIOR GRINDING & SALES INC			17	1,282,265	0	141,050	13,037.00
2024	2024-660007958	FLANAGAN, WILLIAM			17	487,013	0	36,973	3,417.00
2023	2023-660007958	FLANAGAN, WILLIAM			17	833,088	0	35,212	3,225.00
2022	2022-660007958	FLANAGAN, WILLIAM			17	833,283	0	33,536	3,104.00
2021	2021-660007958	FLANAGAN, WILLIAM			17	525,023	0	31,939	2,820.00
2020	2020-660007958	FLANAGAN, WILLIAM			17	525,023	0	30,418	2,785.00
2019	2019-660007958	FLANAGAN, WILLIAM			17	525,023	0	28,969	2,683.00
2018	2018-660007958	FLANAGAN, WILLIAM			17	488,896	0	27,590	2,549.00
2017	2017-660007958	FLANAGAN, WILLIAM			17	488,896	0	26,276	2,413.00
2016	2016-660007958	FLANAGAN, WILLIAM			17	227,500	0	25,025	2,349.00
2015	2015-660007958	FLANAGAN, WILLIAM			17	227,500	0	25,025	2,257.00
2014	2014-660007958	FLANAGAN, WILLIAM			17	227,500	0	25,025	2,321.00
2013	2013-660007958	FLANAGAN, WILLIAM			17	227,500	0	25,025	2,290.00



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 Time 05:37:41
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	60959		
Non-Ag Acres	1.73		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1481 (ACRES)		
Value Method	Acre		
Base Lot Value	1.73 x 202,023.12 = 349,500		
Factor Value	0		
Adjustments			
Lot Value	349,500		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1023459
Total Building Area	27,092	Image Date	5/10/2023
Total Base Value	2,260,015	Name	IMG_0053.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	2,260,015		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	858,806		
Economic Depreciation			
RCNLD (All Sources)	858,806		
Depreciated Improvements			
Outbuilding Value	27,041		
Total Improvement Value	885,847		
Land Value	349,500		
Cost Approach Value	1,235,347	45.60/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	27,041
Miscellaneous Income		Land Value	349,500
Effective Gross Income (EGI)		Total Appraised Value	1,235,347
Total Expenses			45.60/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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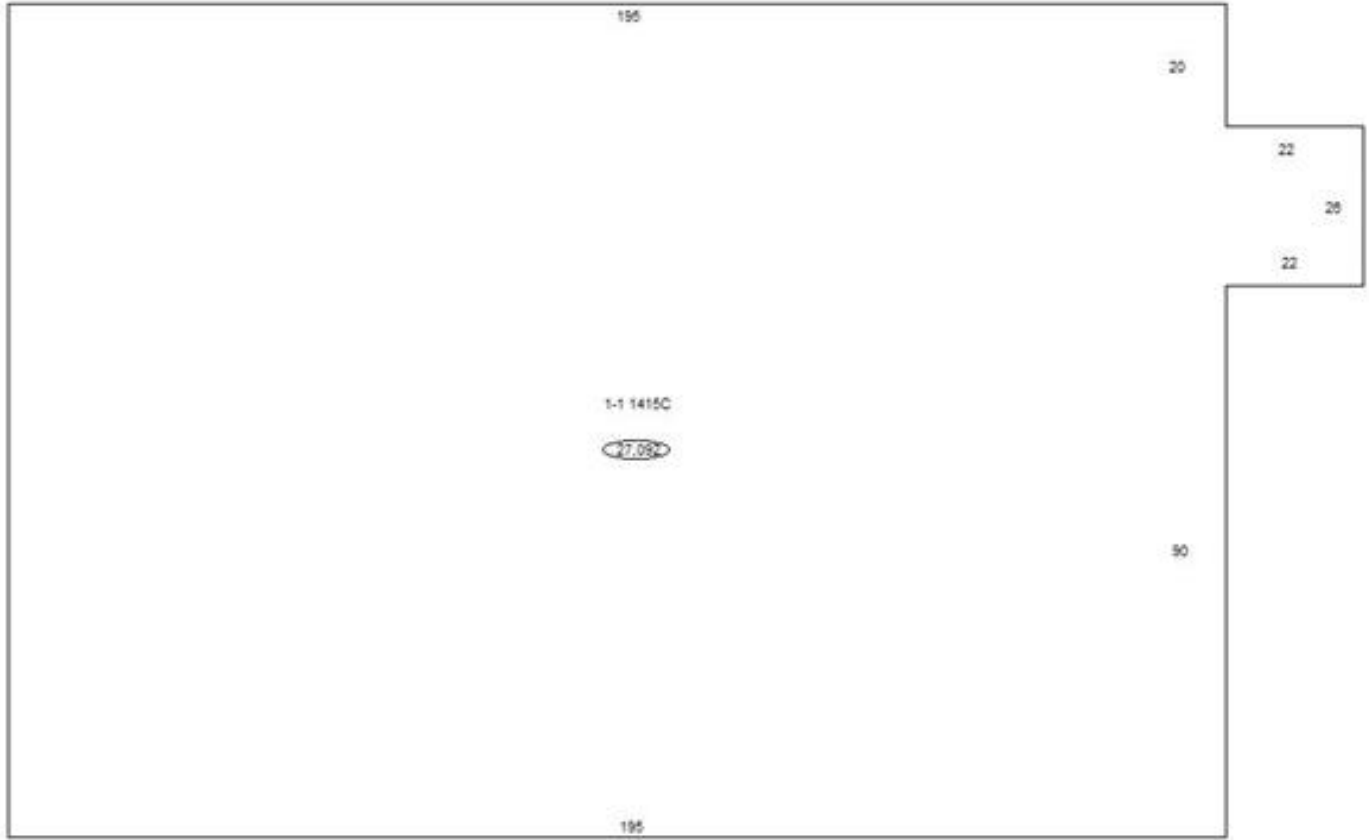
Date 04/18/2026

Time 05:37:41

Page 3

Sketch Image

660007958



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		25	1-1 1415C	27,092	1.000	27,092
Total Building Area						27,092		27,092



Rogers

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Date 04/18/2026
Time 05:37:41
Page 4

Account 660007958
Parcel ID 21N16E-08-1-00000-000-0000
Cadastral ID 08-21-16-14200

Tax Area Code 17
Property Class UC
Owners Name SUPERIOR GRINDING & SALES INC

Building Data

Building ID 1641
Building Sequence 1
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 27,092
Average Perimeter 660
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1970
Effective Age 28
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3.2 - Average
Condition 3 - Average
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
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_0053.JPG
Image Date 5/10/2023
Image Name IMG_0053.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 69.71
Wall Cost 13.71
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 83.42
Total Area 27,092
Base RCN 2,260,015
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 2,260,015
Physical Depreciation 62%
Functional Depreciation
Total Depreciation 62% (1,401,209)
Total RCNLD 858,806
Lump Sums
Total Building Value 858,806 \$ 31.70 Per SqFt



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Date 04/18/2026

Time 05:37:41

Page 5

660007958

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	TRUCK WELL 20 X 44	0x0x0			10,296
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 10,296)			10,296	1,030	9,266
	FLV	CNPY ALUM 10 X 50	0x0x0			6,250
	Qual	Cond	Year	Eff Age	0	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 6,250)			6,250	625	5,625
	FLV	CNPY ALUM 30 X 36	0x0x0			13,500
	Qual	Cond	Year	Eff Age	0	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 13,500)			13,500	1,350	12,150
Total Site Improvement Value						27,041