



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	660007996										
Parcel ID	21N16E-08-2-00000-000-0000										
Cadastral ID	08-21-16-17800										
Property Type	REAL - Real Property										
Property Class	UC	VI Area	1								
Tax Area	17 - CLAREMORE OT										
Name ID	323049										
BFDL ENTERPRISES LLC											
BRENT FOSTER											
224 S BRADY STE 109											
CLAREMORE OK 74017-0000											
Parcel Location					REVAL 2024 5/18/2023						
Situs	00224 S BRADY ST										
Subdivision											
Lot/Block	/	Parcel Size	.99 - Acres								
Sec/Twn/Rng	8 / 21 / 16 / 2										
Neighborhood	90000 - COMMERCIAL										
School District	S001 - CLAREMORE SCHOOLS										
Legal Description					Building Permits						
Lat/Long: 36.31641357 -95.63130368											
TR IN SW NW BEG AT A PT 577' S & 513.5' E OF NW/C SW NW; TH W 100'; N42.20W 36.85'; SWLY 261.9'; S86.5515E 260.63'; N 210.8' TO POB					Number	Description	Opened	Closed	Amount		
					BLDPC-17-0756R20-NEW CONSTRUCTION		01/2018	10/2019	2,100,000		
					R18	R18-POSS NEW CONSTRUCTION	07/2017	01/2018			
Exemptions					Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					2695/928	BFDL ENTERPRISES LLC &	02/27/2018	0	4		
					2647/296	FOSTER, BRENT	07/17/2017	0	4		
					2516/491	FIRST BAPTIST CHURCH OF--CLAREM	12/01/2015	210,000	YES		
					2147/136	KISSEE, JACK	01/15/2010	135,000	1		
Parcel Valuation											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax			
Remove Cap	2016	Land Value	159,995	151,502	11%	16,665	Assessed	302,958	28,002.41		
Year Frozen	0	Improvements	3,364,788	2,602,672		286,293	Penalty	0			
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	3,524,783	2,754,174		302,958	Total Taxable	302,958	28,002.00		
Assessment History											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax				
2025	2025-660007996	BFDL ENTERPRISES LLC	17	3,498,040	0	288,533	26,669.00				
2024	2024-660007996	BFDL ENTERPRISES LLC	17	2,942,316	0	274,793	25,396.00				
2023	2023-660007996	BFDL ENTERPRISES LLC	17	2,762,140	0	261,708	23,972.00				
2022	2022-660007996	BFDL ENTERPRISES LLC	17	2,758,271	0	249,245	23,073.00				
2021	2021-660007996	BFDL ENTERPRISES LLC	17	2,157,969	0	237,376	20,960.00				
2020	2020-660007996	BFDL ENTERPRISES LLC	17	2,155,131	0	237,064	21,708.00				
2019	2019-660007996	BFDL ENTERPRISES LLC	17	122,903	0	13,519	1,252.00				
2018	2018-660007996	BFDL ENTERPRISES LLC	17	122,903	0	13,519	1,249.00				
2017	2017-660007996	BFDL ENTERPRISES LLC &	17	122,903	0	13,519	1,242.00				
2016	2016-660007996	FOSTER, BRENT	17	210,000	0	23,100	2,168.00				
2015	2015-660007996	FIRST BAPTIST CHURCH OF CLAREMORE	17	135,271	0		.00				
2014	2014-660007996	FIRST BAPTIST CHURCH OF CLAREMORE	17	135,271	0		.00				
2013	2013-660007996	FIRST BAPTIST CHURCH OF	17	135,271	0		.00				



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	43124		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	122,903.00 x 1.00 = 122,903		
Factor Value	0		
Adjustments	130.18%		
Lot Value	159,995		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1024339
Total Building Area	28,548	Image Date	5/18/2023
Total Base Value	3,366,666	Name	IMG_0006.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	3,366,666		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	3,265,666		
Economic Depreciation			
RCNLD (All Sources)	3,265,666		
Depreciated Improvements			
Outbuilding Value	99,122		
Total Improvement Value	3,364,788		
Land Value	159,995		
Cost Approach Value	3,524,783	123.47/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	99,122
Miscellaneous Income		Land Value	159,995
Effective Gross Income (EGI)		Total Appraised Value	3,524,783
Total Expenses			123.47/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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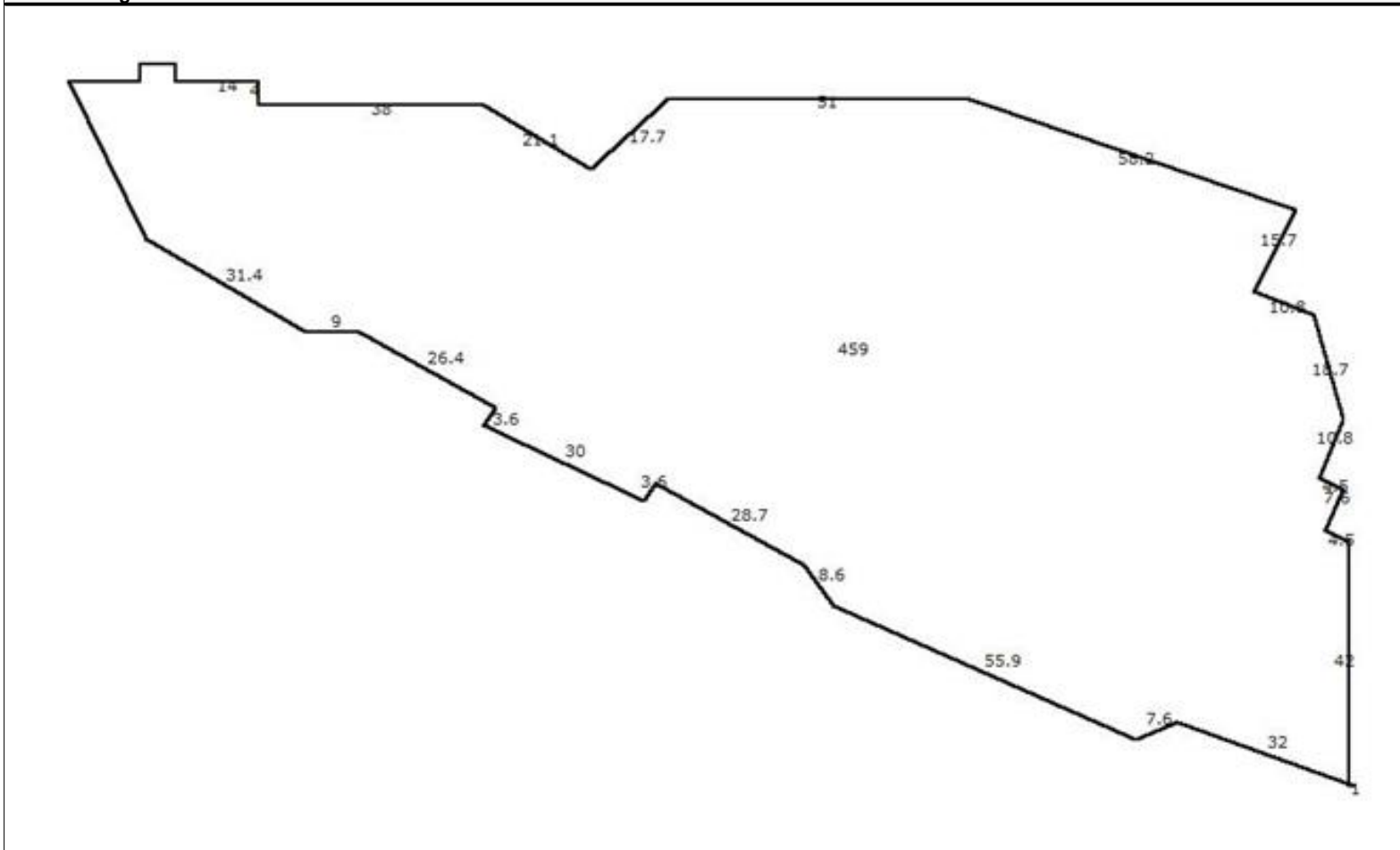
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	459		25	459	14,274	2.000	28,548
Total Building Area						14,274		28,548



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Account 660007996
Parcel ID 21N16E-08-2-00000-000-0000
Cadastral ID 08-21-16-17800

Tax Area Code 17
Property Class UC
Owners Name BFDL ENTERPRISES LLC

Building Data

Building ID 4474
Building Sequence 1
Occupancy 1 459 Mixed Retail w/ Resid. Units 50%
Occupancy 2 300 Apartment 50%
Occupancy 3
Total Floor Area 28,548
Average Perimeter 610
Number Of Storys 2.00
Average Wall Ht 14.00
Year Built 2019
Effective Age 4
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3.1 - Average
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 7 - Package Unit
Roof Type Flat
Roof Cover Composition Roll

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_0006.JPG
Image Date 5/18/2023
Image Name IMG_0006.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 75.78
Wall Cost 23.04
HVAC Cost 19.11
Basement Cost 0.00
Total Base Cost 117.93
Total Area 28,548
Base RCN 3,366,666
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 3,366,666
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (101,000)
Total RCNLD 3,265,666
Lump Sums
Total Building Value 3,265,666 \$ 114.39 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			28,387
	Qual 3	Cond 3	Year 2019	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 28,387)		125,471	26,349	99,122
Total Site Improvement Value				99,122