




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	660008008													
Parcel ID	21N16E-08-1-00000-000-0000													
Cadastral ID	08-21-16-19000													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	272008													
ANDERSON, THOMAS R & LORETTA A														
32078 LUSK CIRCLE AFTON OK 74331-0000														
Parcel Location														
Situs	01059 BLUE STARR DR													
Subdivision														
Lot/Block	/	Parcel Size	.94 - Acres											
Sec/Twn/Rng	8 / 21 / 16 / 1													
Neighborhood	90000 - COMMERCIAL													
School District	S001 - CLAREMORE SCHOOLS													
REVAL 2024 5/18/2023														
Legal Description Lat/Long: 36.32159414 -95.62185520														
TR IN NW NW NE BEG NE/C S 201.69', W 203', N 201.45' E 203' TO POB														
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></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					1281/401	BLUE STARR KIDDIE RANCH	04/03/2001	427,000	Yes					
					1167/171	SMITH, MARSHALL A	04/16/1999	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2002	Land Value	122,784	122,784	11%	13,506	Assessed	42,265	3,906.55					
Year Frozen	0	Improvements	678,238	261,442		28,759	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	801,022	384,226		42,265	Total Taxable	42,265	3,907.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660008008	ANDERSON, THOMAS R & LORETTA A	17	808,562	0	40,252	3,720.00							
2024	2024-660008008	ANDERSON, THOMAS R & LORETTA A	17	348,505	0	38,336	3,543.00							
2023	2023-660008008	ANDERSON, THOMAS R & LORETTA A	17	746,424	0	64,746	5,931.00							
2022	2022-660008008	ANDERSON, THOMAS R & LORETTA A	17	746,210	0	61,663	5,708.00							
2021	2021-660008008	ANDERSON, THOMAS R & LORETTA A	17	533,882	0	58,727	5,186.00							
2020	2020-660008008	ANDERSON, THOMAS R & LORETTA A	17	533,882	0	58,727	5,378.00							
2019	2019-660008008	ANDERSON, THOMAS R & LORETTA A	17	534,682	0	57,526	5,328.00							
2018	2018-660008008	ANDERSON, THOMAS R & LORETTA A	17	498,061	0	54,786	5,062.00							
2017	2017-660008008	ANDERSON, THOMAS R & LORETTA A	17	498,061	0	52,572	4,828.00							
2016	2016-660008008	ANDERSON, THOMAS R & LORETTA A	17	455,170	0	50,068	4,699.00							
2015	2015-660008008	ANDERSON, THOMAS R & LORETTA A	17	455,170	0	50,068	4,516.00							
2014	2014-660008008	ANDERSON, THOMAS R & LORETTA A	17	455,170	0	50,068	4,643.00							
2013	2013-660008008	ANDERSON, THOMAS R & LORETTA A	17	455,170	0	50,068	4,582.00							



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	40946		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	122,784.00 x 1.00 = 122,784		
Factor Value	0		
Adjustments			
Lot Value	122,784		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1024261
Total Building Area	7,052	Image Date	5/18/2023
Total Base Value	1,110,196	Name	IMG_0048.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	1,110,196		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	643,914		
Economic Depreciation			
RCNLD (All Sources)	643,914		
Depreciated Improvements			
Outbuilding Value	34,324		
Total Improvement Value	678,238		
Land Value	122,784		
Cost Approach Value	801,022		113.59/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	34,324
Miscellaneous Income		Land Value	122,784
Effective Gross Income (EGI)		Total Appraised Value	801,022
Total Expenses			113.59/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



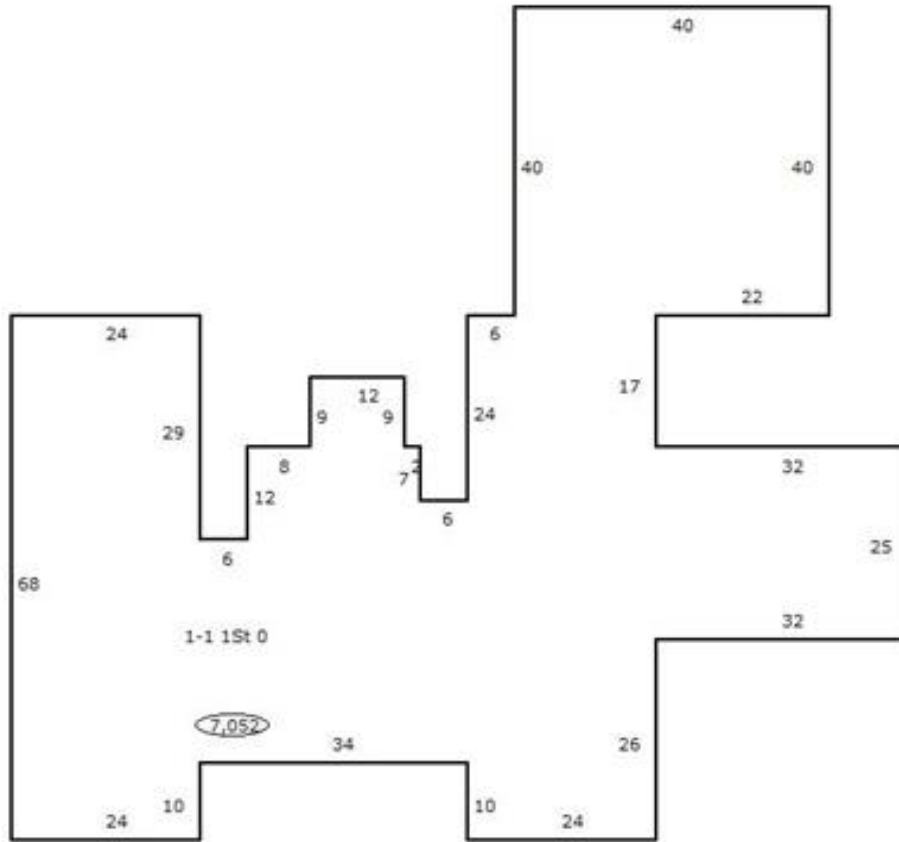
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	426		20	1-1 1St 0	7,052	1.000	7,052
Total Building Area						7,052		7,052



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Account 660008008
Parcel ID 21N16E-08-1-00000-000-0000
Cadastral ID 08-21-16-19000

Tax Area Code 17
Property Class UC
Owners Name ANDERSON, THOMAS R & LORETTA A

Building Data

Building ID 1293
Building Sequence 1
Occupancy 1 426 Day Care Center 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,052
Average Perimeter 598
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1985
Effective Age 21
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
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_0048.JPG
Image Date 5/18/2023
Image Name IMG_0048.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 82.70
Wall Cost 44.24
HVAC Cost 30.49
Basement Cost 0.00
Total Base Cost 157.43
Total Area 7,052
Base RCN 1,110,196
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,110,196
Physical Depreciation 42%
Functional Depreciation
Total Depreciation 42% (466,282)
Total RCNLD 643,914
Lump Sums
Total Building Value 643,914 \$ 91.31 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
FLV	WOOD CANOPY		0x0x0			3,612
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,612)				3,612	1,987	1,625
PACN	PAVING - CONCRETE		5x12x0			60
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (8.97 x 60)				538	296	242
PACN	PAVING - CONCRETE		5x12x0			60
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (8.97 x 60)				538	296	242
FLV	CANOPY 20X40		0x0x0			24,080
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 24,080)				24,080	13,244	10,836
PACN	PAVING - CONCRETE		20x40x0			800
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.83 x 800)				3,864	2,125	1,739
PACN	PAVING - CONCRETE		5x8x0			40
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (9.31 x 40)				372	205	167
FLV	CANOPY 20X36		0x0x0			21,672
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 21,672)				21,672	11,920	9,752



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PACN	PAVING - CONCRETE		20x36x0		720
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.84 x 720)		3,485	1,917	1,568

PACN	PAVING - CONCRETE		0x0x0		5,376
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 5,376)		23,762	16,633	7,129

FLV	SIGN 4X8		0x0x0		1,024
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 1,024)		1,024		1,024

STF	STG FAIR		0x0x0		
Qual	2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				



Total Site Improvement Value 34,324