



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image				
Account	660008572								
Parcel ID	000000-00-0-10010-006-0004								
Cadastral ID	09-21-16-00240								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	328706								
T LONE STAR 1 LLC									
19125 S 4210 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01000 N LYNN RIGGS BLVD								
Subdivision	CLAREMORE O T								
Lot/Block	0004 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	9 / 21 / 16 / 5								
Neighborhood	910010 - CLAREMORE OT								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32095770 -95.61044497									
Building Permits									
LOT 4 BLOCK 6 CLAREMORE O T									
Number	Description	Opened	Closed	Amount					
R19	R21-POSSIBLE REMODEL	11/2019	05/2020						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	SMITH BROTHERS LLC	08/27/2019	210,000	YES
					2147/829	SMITH, STEVEN LAN & NICKY-LYNN	12/22/2010	0	4
					2147/827	SMITH, PHILIP H TRUST	12/21/2010	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2020	Land Value	141,000	141,000	11%	15,510	Assessed	25,039	2,314.35
Year Frozen	0	Improvements	99,952	86,631		9,529	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	240,952	227,631		25,039	Total Taxable	25,039	2,314.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660008572	T LONE STAR 1 LLC	17	245,034	0	23,847	2,204.00		
2024	2024-660008572	T LONE STAR 1 LLC	17	206,469	0	22,712	2,099.00		
2023	2023-660008572	T LONE STAR 1 LLC	17	242,350	0	26,659	2,442.00		
2022	2022-660008572	T LONE STAR 1 LLC	17	243,295	0	26,762	2,477.00		
2021	2021-660008572	T LONE STAR 1 LLC	17	241,920	0	26,611	2,350.00		
2020	2020-660008572	T LONE STAR 1 LLC	17	241,920	0	26,611	2,437.00		
2019	2019-660008572	T LONE STAR 1 LLC	17	215,602	0	19,991	1,852.00		
2018	2018-660008572	SMITH BROTHERS LLC	17	191,849	0	19,039	1,759.00		
2017	2017-660008572	SMITH BROTHERS LLC	17	191,849	0	18,133	1,665.00		
2016	2016-660008572	SMITH BROTHERS LLC	17	156,994	0	17,269	1,621.00		
2015	2015-660008572	SMITH BROTHERS LLC	17	156,994	0	17,269	1,557.00		
2014	2014-660008572	SMITH BROTHERS LLC	17	156,994	0	16,958	1,573.00		
2013	2013-660008572	SMITH BROTHERS LLC	17	156,994	0	16,151	1,478.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	14100		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1661 CLAREMORE OT (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	141,000.00 x 1.00 = 141,000		
Factor Value	0		
Adjustments			
Lot Value	141,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1020972
Total Building Area	1,029	Image Date	4/12/2023
Total Base Value	163,169	Name	IMG_0007.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	163,169		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	97,901		
Economic Depreciation	20%		
RCNLD (All Sources)	78,321		
Depreciated Improvements	6,437		
Outbuilding Value	15,194		
Total Improvement Value	99,952		
Land Value	141,000		
Cost Approach Value	240,952		234.16/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	15,194
Miscellaneous Income		Land Value	141,000
Effective Gross Income (EGI)		Total Appraised Value	240,952
Total Expenses			234.16/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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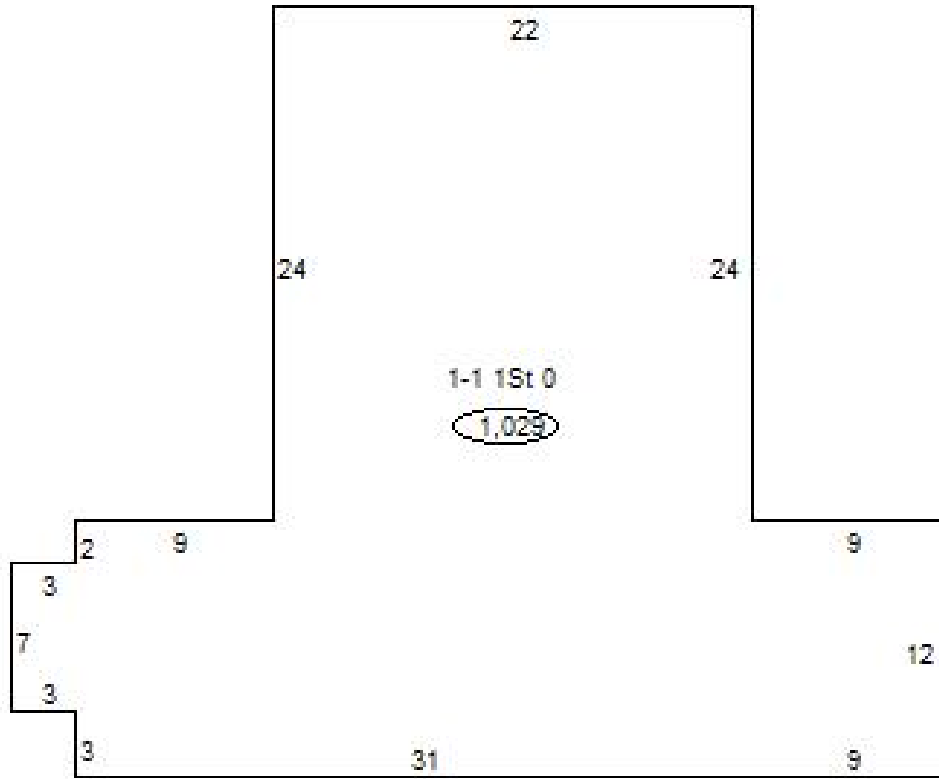
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### Sketch Image

660008572



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	1-1 1St 0	1,029	1.000	1,029
<b>Total Building Area</b>						<b>1,029</b>		<b>1,029</b>



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Account 660008572  
Parcel ID 000000-00-0-10010-006-0004  
Cadastral ID 09-21-16-00240

Tax Area Code 17  
Property Class UCP  
Owners Name T LONE STAR 1 LLC

### Building Data

Building ID 718  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,029  
Average Perimeter 158  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1968  
Effective Age 24  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 87 - Stud Hardboard Siding  
Heating/Cooling 7 - Package Unit  
Roof Type Flat  
Roof Cover Rubber

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\_0007.JPG  
Image Date 4/12/2023  
Image Name IMG\_0007.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 92.36  
Wall Cost 48.23  
HVAC Cost 17.98  
Basement Cost 0.00  
Total Base Cost 158.57  
Total Area 1,029  
Base RCN 163,169  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 163,169  
Physical Depreciation 40%  
Functional Depreciation  
Total Depreciation 40% (65,268)  
Total RCNLD 97,901  
Lump Sums 6,437  
Total Building Value 104,338 \$ 101.40 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PAVA	PAVING - ASPHALT	1968	13244	13,244	2.43	80%	6,437
<b>Total Misc Improvement</b>							<b>6,437</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV1	CANOPY	0x0x0			4,675
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.00 x 4,675)		23,375	8,181	15,194
<b>Total Site Improvement Value</b>				<b>15,194</b>