



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:48:51
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Assessment Data					Primary Image																																																																																																																				
Account 660008669 Parcel ID 000000-00-0-10010-019-0001 Cadastral ID 09-21-16-01170 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 119974 THOMAS COMPANIES LLC P O BOX 1305 CLAREMORE OK 74018-0000 Parcel Location Situs 00921 N LYNN RIGGS BLVD Subdivision CLAREMORE O T Lot/Block 0001 / 0019 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 910010 - CLAREMORE OT School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32079854 -95.61120176										REVAL 2024 4/12/2023																																																																																																															
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	13700		
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	137,000.00 x 1.00 = 137,000		
Factor Value	0		
Adjustments	70%		
Lot Value	95,900		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1020963
Total Building Area	2,846	Image Date	4/12/2023
Total Base Value	417,707	Name	IMG_0016.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	13,052		
Replacement Cost New	430,759		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	150,766		
Economic Depreciation			
RCNLD (All Sources)	150,766		
Depreciated Improvements			
Outbuilding Value	12,510		
Total Improvement Value	163,276		
Land Value	95,900		
Cost Approach Value	259,176		91.07/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	12,510
Miscellaneous Income		Land Value	95,900
Effective Gross Income (EGI)		Total Appraised Value	259,176
Total Expenses			91.07/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

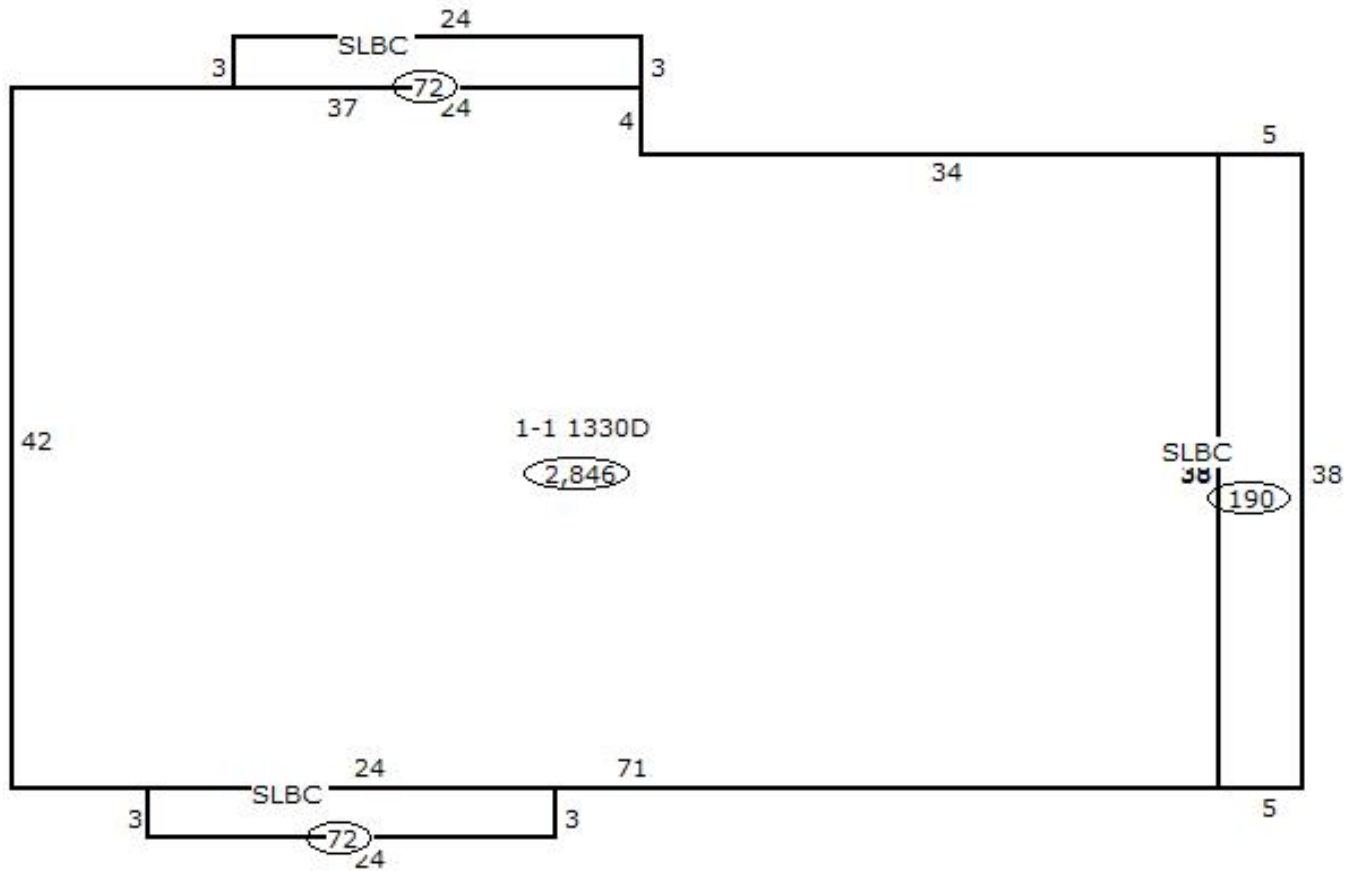
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Sketch Image

660008669



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	1-1 1330D	2,846	1.000	2,846
2	M	PRCH		13	SLBC	190	1.000	190
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						2,846		2,846



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Account 660008669
Parcel ID 000000-00-0-10010-019-0001
Cadastral ID 09-21-16-01170

Tax Area Code 17
Property Class UCP
Owners Name THOMAS COMPANIES LLC

Building Data

Building ID 2391
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,846
Average Perimeter 226
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1975
Effective Age 33
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
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_0016.JPG
Image Date 4/12/2023
Image Name IMG_0016.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 83.01
Wall Cost 45.78
HVAC Cost 17.98
Basement Cost 0.00
Total Base Cost 146.77
Total Area 2,846
Base RCN 417,707
Misc Impr Value 13,052

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 430,759
Physical Depreciation 65%
Functional Depreciation
Total Depreciation 65% (279,993)
Total RCNLD 150,766
Lump Sums
Total Building Value 150,766 \$ 52.97 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED		38x5	190	38.40		7,296
PRCH	SLAB PORCH - COVERED		24x3	72	39.97		2,878
PRCH	SLAB PORCH - COVERED		24x3	72	39.97		2,878
Total Misc Improvement							13,052



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			9,000
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (2.78 x 9,000)			25,020	12,510		12,510
Total Site Improvement Value						12,510