



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:34:18
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660008976 Parcel ID 000000-00-0-10010-057-0001 Cadastral ID 09-21-16-04390 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335337 CANNACOUTURE LLC PO BOX 3168 CLAREMORE OK 74018-0000 Parcel Location Situs 00581 N LYNN RIGGS BLVD Subdivision CLAREMORE O T Lot/Block 0001 / 0057 Parcel Size 2 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 910010 - CLAREMORE OT School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31712629 -95.61371757																																																																																																																									
Legal Description LOTS 1 & 2 & SLY 15' OF 8TH ST LYING ADJ TO & ALG N/L LOT 1 BLOCK 57 CLAREMORE O T					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																																																																																																											
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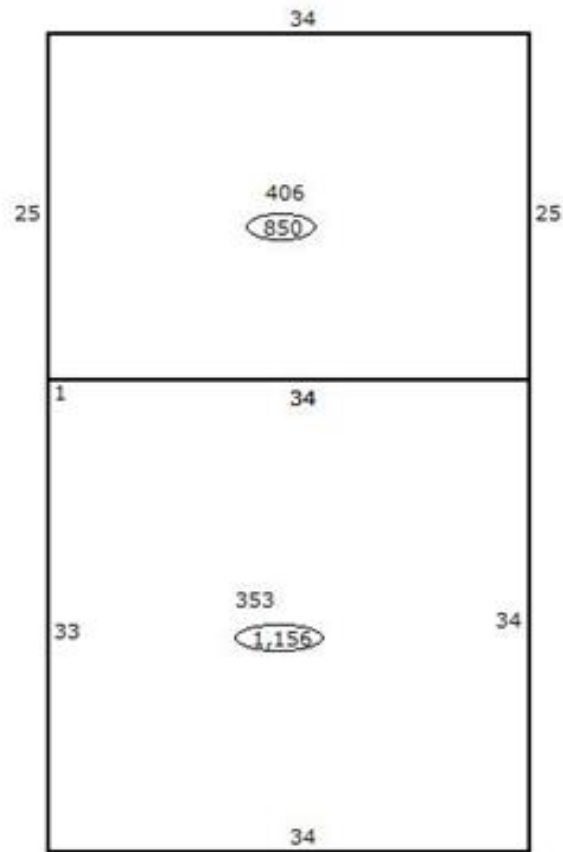
Date 04/18/2026

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Sketch Image

660008976



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	353	1,156	1.000	1,156
2	C	406		13	406	850	1.000	850
Total Building Area						2,006		2,006



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Parcel ID 000000-00-0-10010-057-0001
Cadastral ID 09-21-16-04390

Tax Area Code 17
Property Class UCP
Owners Name CANNACOUTURE LLC

Building Data

Building ID 3975
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 850
Average Perimeter 118
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1975
Effective Age 26
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 86 - Stud Hardboard Sheet
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_0006.JPG
Image Date 4/12/2023
Image Name IMG_0006.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 46.29
Wall Cost 46.33
HVAC Cost 14.73
Basement Cost 0.00
Total Base Cost 107.35
Total Area 850
Base RCN 91,248
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 91,248
Physical Depreciation 58%
Functional Depreciation
Total Depreciation 58% (52,924)
Total RCNLD 38,324
Lump Sums
Total Building Value 38,324 \$ 45.09 Per SqFt



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Account 660008976
Parcel ID 000000-00-0-10010-057-0001
Cadastral ID 09-21-16-04390

Tax Area Code 17
Property Class UCP
Owners Name CANNACOUTURE LLC

Building Data

Building ID 740
Building Sequence 2
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,156
Average Perimeter 136
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1975
Effective Age 26
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 9 - Cavity Concrete Block
Heating/Cooling 8 - Warmed and Cooled Air
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_0006.JPG
Image Date 4/12/2023
Image Name IMG_0006.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 57.91
Wall Cost 44.40
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 114.23
Total Area 1,156
Base RCN 132,050
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 132,050
Physical Depreciation 46%
Functional Depreciation
Total Depreciation 46% (60,743)
Total RCNLD 71,307
Lump Sums
Total Building Value 71,307 \$ 61.68 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			15,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.42 x 15,000)		66,300	33,150	33,150
	FLV1	CANOPY	0x0x0			4,050
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (5.00 x 4,050)		20,250	10,125	10,125
	FLV1	CANOPY	0x0x0			480
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (5.00 x 480)		2,400	1,200	1,200
	FLV1	CANOPY	0x0x0			3,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (5.00 x 3,000)		15,000	7,500	7,500
Total Site Improvement Value						51,975