



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:55:13  
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Assessment Data				Primary Image															
Account	660009318																		
Parcel ID	000000-00-0-10010-105-0002																		
Cadastral ID	09-21-16-07850																		
Property Type	REAL - Real Property																		
Property Class	NOP	VI Area	1																
Tax Area	17 - CLAREMORE OT																		
Name ID	280484																		
ROGERS COUNTY COMMUNITY																			
SERVICE CENTER INC PO BOX 446 CLAREMORE OK 74018-0000																			
Parcel Location																			
Situs	00106 N CHEROKEE AVE																		
Subdivision	CLAREMORE O T																		
Lot/Block	0002 / 0105	Parcel Size	1.5 - Lots																
Sec/Twn/Rng	9 / 21 / 16 / 5																		
Neighborhood	90009 - BLUE STAR COMMERCIAL CLOSER TO RAILROAD TRACKS																		
School District	S001 - CLAREMORE SCHOOLS																		
REVAL 2024				5/5/2023															
Legal Description				Building Permits															
Lot/Long: 36.31219812 -95.61306647				<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>R20</td> <td>R21-DEMOLISHED OLD APT. BUILDING</td> <td>06/2020</td> <td>06/2020</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R20	R21-DEMOLISHED OLD APT. BUILDING	06/2020	06/2020	
Number	Description	Opened	Closed	Amount															
R20	R21-DEMOLISHED OLD APT. BUILDING	06/2020	06/2020																
LOT 1 AND WLY 59' LOT 2 BL 105 CLAREMORE OT																			
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1396/548	AKIN, RAYMOND P III	08/06/2002	259,500	5										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2003	Land Value	91,673	0	11%	0	Assessed	0	0.00										
Year Frozen	0	Improvements	165,833	0		0	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	257,506	0		0	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660009318	ROGERS COUNTY COMMUNITY			17	270,593	0		.00										
2024	2024-660009318	ROGERS COUNTY COMMUNITY			17	226,064	0		.00										
2023	2023-660009318	ROGERS COUNTY COMMUNITY			17	224,925	0		.00										
2022	2022-660009318	ROGERS COUNTY COMMUNITY			17	228,176	0		.00										
2021	2021-660009318	ROGERS COUNTY COMMUNITY			17	228,176	0		.00										
2020	2020-660009318	ROGERS COUNTY COMMUNITY			17	305,186	0		.00										
2019	2019-660009318	ROGERS COUNTY COMMUNITY			17	262,236	0		.00										
2018	2018-660009318	ROGERS COUNTY COMMUNITY			17	250,129	0		.00										
2017	2017-660009318	ROGERS COUNTY COMMUNITY			17	250,129	0		.00										
2016	2016-660009318	ROGERS COUNTY COMMUNITY			17	250,129	0		.00										
2015	2015-660009318	ROGERS COUNTY COMMUNITY			17	250,129	0		.00										
2014	2014-660009318	ROGERS COUNTY COMMUNITY			17	250,129	0		.00										
2013	2013-660009318	ROGERS COUNTY COMMUNITY			17	250,129	0		.00										



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	18705		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1394 BLUE STAR COMMERCIAL CLOSER TC		
Value Method	Square-Foot		
Base Lot Value	18,705.00 x 4.90 = 91,673		
Factor Value	0		
Adjustments			
Lot Value	91,673		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1022733
Total Building Area	5,604	Image Date	5/5/2023
Total Base Value	667,923	Name	IMG_0038.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	667,923		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	165,833		
Economic Depreciation			
RCNLD (All Sources)	165,833		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	165,833		
Land Value	91,673		
Cost Approach Value	257,506		45.95/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	91,673
Effective Gross Income (EGI)		Total Appraised Value	257,506 45.95/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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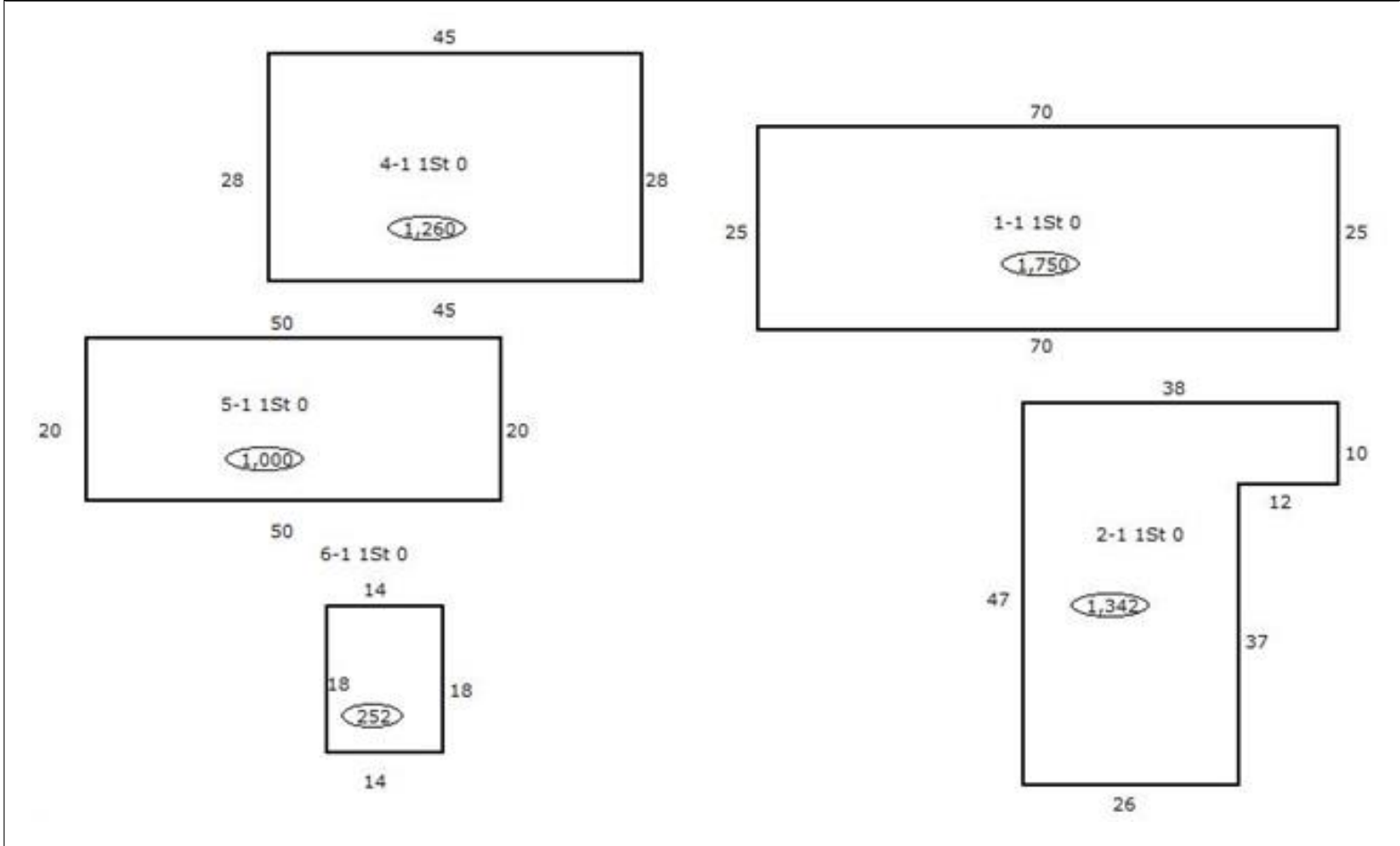
## Assessment Property Record Card for Tax Year 2026

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### Sketch Image

660009318



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	1-1 1St 0	1,750	1.000	1,750
2	C	300		20	2-1 1St 0	1,342	1.000	1,342
3	C	353		20	4-1 1St 0	1,260	1.000	1,260
4	C	406		20	5-1 1St 0	1,000	1.000	1,000
5	C	406		20	6-1 1St 0	252	1.000	252
<b>Total Building Area</b>						5,604		5,604



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Account 660009318  
Parcel ID 000000-00-0-10010-105-0002  
Cadastral ID 09-21-16-07850

Tax Area Code 17  
Property Class NOP  
Owners Name ROGERS COUNTY COMMUNITY

### Building Data

Building ID 706  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,750  
Average Perimeter 190  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1950  
Effective Age 49  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 92 - Stud Stucco  
Heating/Cooling 7 - Package Unit  
Roof Type  
Roof Cover  
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\_0037.JPG  
Image Date 5/5/2023  
Image Name IMG\_0037.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 58.04  
Wall Cost 42.16  
HVAC Cost 14.73  
Basement Cost 0.00  
Total Base Cost 114.93  
Total Area 1,750  
Base RCN 201,128  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 201,128  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (160,902)  
Total RCNLD 40,226  
Lump Sums  
Total Building Value 40,226 \$ 22.99 Per SqFt



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Account 660009318  
Parcel ID 000000-00-0-10010-105-0002  
Cadastral ID 09-21-16-07850

Tax Area Code 17  
Property Class NOP  
Owners Name ROGERS COUNTY COMMUNITY

### Building Data

Building ID 707  
Building Sequence 2  
Occupancy 1 300 Apartment 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,342  
Average Perimeter 170  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1965  
Effective Age 39  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type  
Roof Cover  
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\_0031.JPG  
Image Date 11/18/2019  
Image Name IMG\_0031.JPG  
Description REVAL 2020

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 83.96  
Wall Cost 29.20  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 113.16  
Total Area 1,342  
Base RCN 151,861  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 151,861  
Physical Depreciation 70%  
Functional Depreciation  
Total Depreciation 70% (106,303)  
Total RCNLD 45,558  
Lump Sums  
Total Building Value 45,558 \$ 33.95 Per SqFt



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Account 660009318  
Parcel ID 000000-00-0-10010-105-0002  
Cadastral ID 09-21-16-07850

Tax Area Code 17  
Property Class NOP  
Owners Name ROGERS COUNTY COMMUNITY

### Building Data

Building ID 710  
Building Sequence 3  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,260  
Average Perimeter 146  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1968  
Effective Age 38  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 2 - Fair  
Exterior Wall 92 - Stud Stucco  
Heating/Cooling 7 - Package Unit  
Roof Type  
Roof Cover  
  
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\_0034.JPG  
Image Date 11/18/2019  
Image Name IMG\_0034.JPG  
Description REVAL 2020

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 65.77  
Wall Cost 41.72  
HVAC Cost 17.13  
Basement Cost 0.00  
Total Base Cost 124.62  
Total Area 1,260  
Base RCN 157,021  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 157,021  
Physical Depreciation 77%  
Functional Depreciation  
Total Depreciation 77% (120,906)  
Total RCNLD 36,115  
Lump Sums  
Total Building Value 36,115 \$ 28.66 Per SqFt



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Account 660009318  
Parcel ID 000000-00-0-10010-105-0002  
Cadastral ID 09-21-16-07850

Tax Area Code 17  
Property Class NOP  
Owners Name ROGERS COUNTY COMMUNITY

### Building Data

Building ID 711  
Building Sequence 4  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,000  
Average Perimeter 140  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1960  
Effective Age 33  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2.5 - Fair  
Condition 3 - Average  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 7 - Package Unit  
Roof Type  
Roof Cover  
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\_0029.JPG  
Image Date 11/18/2019  
Image Name IMG\_0029.JPG  
Description REVAL 2020

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 49.00  
Wall Cost 55.77  
HVAC Cost 15.93  
Basement Cost 0.00  
Total Base Cost 120.70  
Total Area 1,000  
Base RCN 120,700  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 120,700  
Physical Depreciation 71%  
Functional Depreciation  
Total Depreciation 71% (85,697)  
Total RCNLD 35,003  
Lump Sums  
Total Building Value 35,003 \$ 35.00 Per SqFt



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Account 660009318  
Parcel ID 000000-00-0-10010-105-0002  
Cadastral ID 09-21-16-07850

Tax Area Code 17  
Property Class NOP  
Owners Name ROGERS COUNTY COMMUNITY

### Building Data

Building ID 712  
Building Sequence 5  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 252  
Average Perimeter 64  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1960  
Effective Age 33  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 15 - No HVAC  
Roof Type  
Roof Cover  
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\_0032.JPG  
Image Date 11/18/2019  
Image Name IMG\_0032.JPG  
Description REVAL 2020

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 51.82  
Wall Cost 95.85  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 147.67  
Total Area 252  
Base RCN 37,213  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 37,213  
Physical Depreciation 76%  
Functional Depreciation  
Total Depreciation 76% (28,282)  
Total RCNLD 8,931  
Lump Sums  
Total Building Value 8,931 \$ 35.44 Per SqFt