



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:06:10
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Assessment Data					Primary Image									
Account	660009472				<p>REVAL 2024 5/3/2023</p>									
Parcel ID	000000-00-0-10010-139-0001													
Cadastral ID	09-21-16-09480													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	345110													
BEGUM, FERDOUSHI & BIBI-HAZERA AKHI														
2000 FREDERICK RD APT J9 CLAREMORE OK 74019-1404														
Parcel Location														
Situs	00211 W 1ST ST S													
Subdivision	CLAREMORE O T													
Lot/Block	0001 / 0139	Parcel Size	1 - Lots											
Sec/Twn/Rng	9 / 21 / 16 / 5													
Neighborhood	910010 - CLAREMORE OT													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30880091 -95.61281227														
E 81' LOT 1 BLOCK 139 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	FLANAGAN, WILLIAM &	08/19/2024	110,000	YES					
					/	BRYANT, LOIS E	03/07/2023	0	4					
					1346/232	LOIS ENTERPRISES, INC	01/09/2002	0	16					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2025	Land Value	48,600	48,600	11%	5,346	Assessed	18,862	1,743.41					
Year Frozen	0	Improvements	122,877	122,877		13,516	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	171,477	171,477		18,862	Total Taxable	18,862	1,743.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660009472	BEGUM, FERDOUSHI &			17	172,307	0	18,953	1,752.00					
2024	2024-660009472	BEGUM, FERDOUSHI &			17	165,861	0	18,244	1,686.00					
2023	2023-660009472	FLANAGAN, WILLIAM &			17	158,219	0	15,777	1,445.00					
2022	2022-660009472	BRYANT, LOIS E			17	158,229	0	15,026	1,391.00					
2021	2021-660009472	BRYANT, LOIS E			17	194,133	0	14,310	1,264.00					
2020	2020-660009472	BRYANT, LOIS E			17	123,900	0	13,629	1,248.00					
2019	2019-660009472	BRYANT, LOIS E			17	123,900	0	13,629	1,262.00					
2018	2018-660009472	BRYANT, LOIS E			17	123,900	0	13,629	1,259.00					
2017	2017-660009472	BRYANT, LOIS E			17	119,036	0	13,094	1,203.00					
2016	2016-660009472	BRYANT, LOIS E			17	114,625	0	12,609	1,183.00					
2015	2015-660009472	BRYANT, LOIS E			17	114,625	0	12,609	1,137.00					
2014	2014-660009472	BRYANT, LOIS E			17	114,625	0	12,609	1,169.00					
2013	2013-660009472	BRYANT, LOIS E			17	114,625	0	12,609	1,154.00					



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	8100		
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	48,600.00 x 1.00 =	48,600	
Factor Value	0		
Adjustments			
Lot Value	48,600		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1022508
Total Building Area	2,400	Image Date	5/3/2023
Total Base Value	258,960	Name	IMG_0068.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	258,960		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	51,792		
Economic Depreciation			
RCNLD (All Sources)	51,792		
Depreciated Improvements			
Outbuilding Value	71,085		
Total Improvement Value	122,877		
Land Value	48,600		
Cost Approach Value	171,477	71.45/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	71,085
Miscellaneous Income		Land Value	48,600
Effective Gross Income (EGI)		Total Appraised Value	171,477
Total Expenses			71.45/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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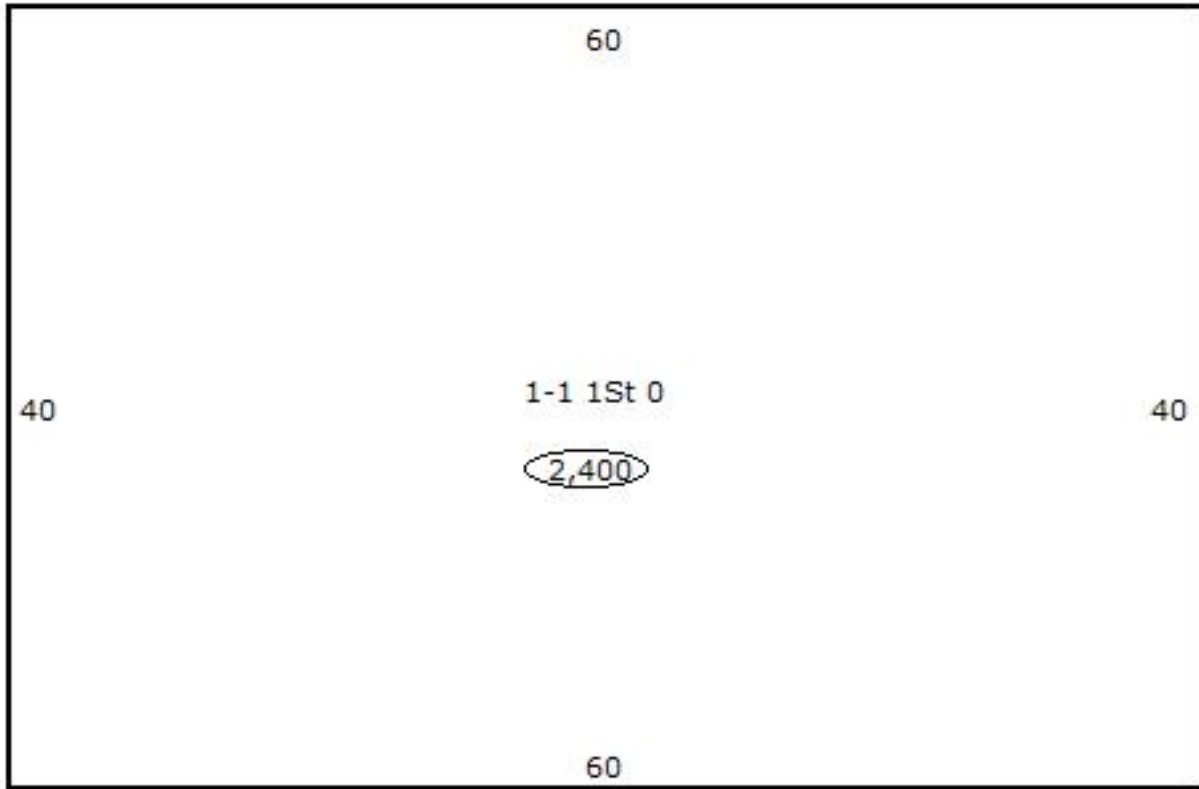
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Sketch Image

660009472



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	419		13	1-1 1St 0	2,400	1.000	2,400
Total Building Area						2,400		2,400



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Account 660009472
Parcel ID 000000-00-0-10010-139-0001
Cadastral ID 09-21-16-09480

Tax Area Code 17
Property Class UCP
Owners Name BEGUM, FERDOUSHI &

Building Data

Building ID 1584
Building Sequence 1
Occupancy 1 419 Convenience Market 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,400
Average Perimeter 200
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1974
Effective Age 34
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 12 - Concrete Block
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
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_0068.JPG
Image Date 5/3/2023
Image Name IMG_0068.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 59.98
Wall Cost 37.53
HVAC Cost 10.39
Basement Cost 0.00
Total Base Cost 107.90
Total Area 2,400
Base RCN 258,960
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 258,960
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (207,168)
Total RCNLD 51,792
Lump Sums
Total Building Value 51,792 \$ 21.58 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	PAVING 6740SF	0x0x0			26,016
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 26,016)		26,016	14,309	11,707
	FLV	AL CANOPY 6X60	0x0x0			4,626
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,626)		4,626	2,544	2,082
	FLV	CS UNDER CNPY 6X60	0x0x0			2,074
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 2,074)		2,074	1,141	933
	FLV	GAS CANOPY 24X24	0x0x0			15,264
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 15,264)		15,264	8,395	6,869
	FLV	SIGN DFPI 3X8	0x0x0			4,320
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,320)		4,320	2,376	1,944
	FLV	SIGN DFPI 6X8	0x0x0			8,640
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 8,640)		8,640	4,752	3,888
	FLV	SIGN POLE 8" 1@16'	0x0x0			1,528
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,528)		1,528	840	688



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FLV	LIGHT-MERC VAPOR (2)	0x0x0			2,200
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 2,200)		2,200	1,210	990

FLV	GAS-DISP SGL ELEC(2)	0x0x0			10,300
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 10,300)		10,300	5,665	4,635

FLV	GAS-DBL SDE OPERATION	0x0x0			9,000
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 9,000)		9,000	4,950	4,050

FLV	GAS-TOTALIZERS (4)	0x0x0			7,200
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 7,200)		7,200	3,960	3,240

FLV	GAS-MIXED PRODUCT	0x0x0			1,600
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 1,600)		1,600	880	720

FLV	GAS-POINT OF PURCHASE	0x0x0			12,600
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 12,600)		12,600	6,930	5,670

FLV	GAS-TANK MONITOR CONSOLE	0x0x0			5,400
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 5,400)		5,400	2,970	2,430



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FLV	GAS-PIPING PER DISP	0x0x0			2,400
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 2,400)		2,400	1,320	1,080

FLV	GAS-PIPING PER TANK	0x0x0			1,600
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 1,600)		1,600	880	720

FLV	GAS-PUMPS PER TANK	0x0x0			3,400
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,400)		3,400	1,870	1,530

FLV	GAS-LEAKAGE MONITOR PER TANK	0x0x0			9,400
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 9,400)		9,400	5,170	4,230

FLV	UNDERGROUND TANK 8000 GAL	0x0x0			20,250
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 20,250)		20,250	11,138	9,112

FLV	UNDERGROUND TANK 2000 GAL	0x0x0			10,150
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 10,150)		10,150	5,583	4,567

Total Site Improvement Value	71,085
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