



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account 660009729 Parcel ID 000000-00-0-10370-003-0011 Cadastral ID 09-21-16-12380 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 317447 RONCOR PROPERTIES LLC 900 E WILL ROGERS BLVD STE D CLAREMORE OK 74017-0000 Parcel Location Situs 00910 E WILL ROGERS BLVD Subdivision ROSS Lot/Block 0011 / 0003 Parcel Size 5 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS					No Image On File				
Legal Description Lat/Long: 36.30764705 -95.59838828					Building Permits				
LOTS 8-9-10-11 & 12 LESS HWY BLOCK 3 ROSS					Number	Description	Opened	Closed	Amount
					BLDPC-19-0055R21-NO DETAILS JUST A PERMIT		04/2019	08/2020	
					3889 R9/COMM-1500 BUILD-OUT FOR HAPF		12/2007	04/2011	
		3888 R9/COMM-770 SQ FT BUILD OUT FOR		12/2007	04/2011				
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2524/649	HICKS, SUSAN ELAINE-TRUSTEE	01/21/2016	1,380,000	WB
					2524/646	HICKS, RONALD R &	01/21/2016	0	4
					1879/876	HICKS, RONALD R &	06/28/2007	0	4
					1552/591	NATHAN'S COUNTRY DELI,-L.L.C.	12/23/2003	150,000	YES
					1079/493	CLEM, NATHAN	09/02/1997	0	No
					1016/795	KELSEY, PAUL &	01/10/1996	60,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2017	Land Value	106,674	106,674	11%	11,734	Assessed	11,734	1,084.57
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	106,674	106,674		11,734	Total Taxable	11,734	1,085.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660009729	RONCOR PROPERTIES LLC			17	106,674	0	11,734	1,085.00
2024	2024-660009729	RONCOR PROPERTIES LLC			17	106,674	0	11,734	1,084.00
2023	2023-660009729	RONCOR PROPERTIES LLC			17	106,674	0	11,734	1,075.00
2022	2022-660009729	RONCOR PROPERTIES LLC			17	106,674	0	11,734	1,086.00
2021	2021-660009729	RONCOR PROPERTIES LLC			17	106,674	0	11,734	1,036.00
2020	2020-660009729	RONCOR PROPERTIES LLC			17	106,674	0	11,734	1,074.00
2019	2019-660009729	RONCOR PROPERTIES LLC			17	106,675	0	11,734	1,087.00
2018	2018-660009729	RONCOR PROPERTIES LLC			17	106,675	0	11,734	1,084.00
2017	2017-660009729	RONCOR PROPERTIES LLC			17	106,675	0	11,734	1,078.00
2016	2016-660009729	RONCOR PROPERTIES LLC			17	106,675	0	11,734	1,101.00
2015	2015-660009729	HICKS, RONALD R &			17	106,675	0	11,734	1,058.00
2014	2014-660009729	HICKS, RONALD R &			17	106,675	0	11,734	1,088.00
2013	2013-660009729	HICKS, RONALD R &			17	106,675	0	11,734	1,074.00



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p>0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 17,424.00 x 1.25 = 21,780</p> <p>Factor Value 0</p> <p>Adjustments 489.78%</p> <p>Lot Value 106,674</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 106,674</p> <p>Cost Approach Value 106,674</p>	<p>Image Information</p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 106,674</p> <p>Total Appraised Value 106,674</p>	