



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:43:00
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010029 Parcel ID 000000-00-0-10275-001-0008 Cadastral ID 09-21-16-15390 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 340217 2417 OKC LLC 22022 COUNTRYSIDE DR CLAREMORE OK 74019-0000 Parcel Location Situs 00716 E WILL ROGERS BLVD Subdivision MOORES (IN CLAREMORE) Lot/Block 0008 / 0001 Parcel Size 1.25 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30770256 -95.60059160 E 5' LOT 8 & ALL LOT 7 & ALL THAT PT VAC ALLEY DESC 2023-013336 & LESS HWY & LESS TR BEG NE/C LOT 7, TH W 40 S 40' E 40' N 40' TO POB BLOCK 1 MOORE'S																																																																																																																									
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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 49,338.00 x 1.16 = 57,339</p> <p>Factor Value 0</p> <p>Adjustments 86.05%</p> <p>Lot Value 49,340</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 49,340</p> <p>Cost Approach Value 49,340</p>	<p>Image Information</p> <p>Image ID 920942</p> <p>Image Date 1/29/2020</p> <p>Name IMG_0035.JPG</p> <p>Description REVAL 2020</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 49,340</p> <p>Total Appraised Value 49,340</p>