



# 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	660011986													
Parcel ID	21N16E-11-3-00000-000-0000													
Cadastral ID	11-21-16-01800													
Property Type	REAL - Real Property													
Property Class	RC	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	319653													
NEELY, DARLENE TRUST														
1808 HILLCREST RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	14495 E HWY 20													
Subdivision														
Lot/Block	/	Parcel Size	6.76 - Acres											
Sec/Twn/Rng	11 / 21 / 16 / 3													
Neighborhood	90000 - COMMERCIAL													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.30830793 -95.57122771														
BEG: SW/C SE SE SW; N 660' E 660' S 420' W 350' S 240' W 310' TO BEG: LESS TNPK LESS BEG SW/C SE SE SW, N 76. 88', E 309.34', S 78.02' W 310' TO POB (HWY 20)														
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					
					2582/445	NEELY, CHARLES ROBERT	09/29/2016	0	4					
					1029/716	WOODALL, LEO D	06/20/1996	100,000	Yes					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax					
Remove Cap	0	Land Value	135,200	135,200	11%	14,872	Assessed	73,760	6,125.77					
Year Frozen	0	Improvements	1,405,472	535,342		58,888	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	1,540,672	670,542		73,760	Total Taxable	73,760	6,126.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660011986	NEELY, DARLENE TRUST			5	1,567,724	0	70,247	5,834.00					
2024	2024-660011986	NEELY, DARLENE TRUST			5	608,202	0	66,902	5,583.00					
2023	2023-660011986	NEELY, DARLENE TRUST			5	1,119,075	0	95,606	7,961.00					
2022	2022-660011986	NEELY, DARLENE			5	1,108,353	0	91,053	7,574.00					
2021	2021-660011986	NEELY, DARLENE			5	936,182	0	86,717	7,356.00					
2020	2020-660011986	NEELY, DARLENE			5	936,182	0	82,588	6,992.00					
2019	2019-660011986	NEELY, DARLENE			5	754,356	0	78,655	6,812.00					
2018	2018-660011986	NEELY, DARLENE			5	703,455	0	74,910	6,494.00					
2017	2017-660011986	NEELY, DARLENE			5	703,455	0	71,343	5,819.00					
2016	2016-660011986	NEELY, CHARLES R & DARLENE			5	617,686	0	67,945	5,796.00					
2015	2015-660011986	NEELY, CHARLES R & DARLENE			5	617,686	0	67,945	5,741.00					
2014	2014-660011986	NEELY, CHARLES R & DARLENE			5	617,686	0	67,945	5,831.00					
2013	2013-660011986	NEELY, CHARLES R & DARLENE			5	617,686	0	67,945	5,919.00					



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	6.76		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	135,200.00 x 1.00 = 135,200		
Factor Value	0		
Adjustments			
Lot Value	135,200		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1030734
Total Building Area	36,260	Image Date	8/14/2023
Total Base Value	2,332,606	Name	IMG_0001.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	2,332,606		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,405,472		
Economic Depreciation			
RCNLD (All Sources)	1,405,472		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	1,405,472		
Land Value	135,200		
Cost Approach Value	1,540,672	42.49/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	135,200
Effective Gross Income (EGI)		Total Appraised Value	1,540,672
Total Expenses			42.49/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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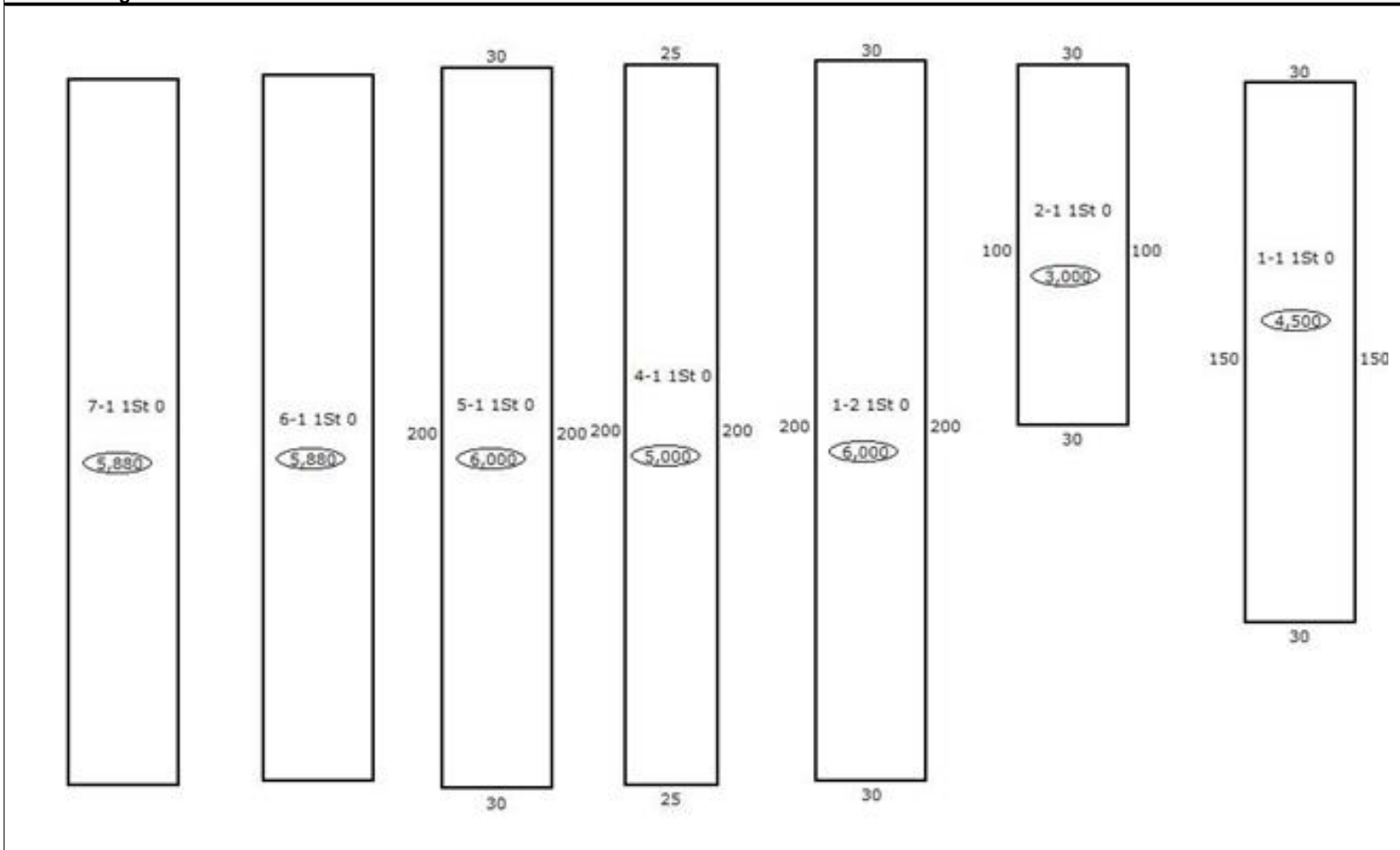
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### Sketch Image

660011986



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		40	1-1 1St 0	4,500	1.000	4,500
2	C	386		40	2-1 1St 0	3,000	1.000	3,000
3	C	386		40	1-2 1St 0	6,000	1.000	6,000
4	C	386		40	4-1 1St 0	5,000	1.000	5,000
5	C	386		40	5-1 1St 0	6,000	1.000	6,000
6	C	386		40	6-1 1St 0	5,880	1.000	5,880
7	C	386		40	7-1 1St 0	5,880	1.000	5,880
<b>Total Building Area</b>						<b>36,260</b>		<b>36,260</b>



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## Assessment Property Record Card for Tax Year 2026

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Account 660011986  
Parcel ID 21N16E-11-3-00000-000-0000  
Cadastral ID 11-21-16-01800

Tax Area Code 5  
Property Class RC  
Owners Name NEELY, DARLENE TRUST

### Building Data

Building ID 1416  
Building Sequence 1  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,500  
Average Perimeter 360  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1996  
Effective Age 20  
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 Metal

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\_0001.JPG  
Image Date 8/14/2023  
Image Name IMG\_0001.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 48.77  
Wall Cost 15.59  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 64.36  
Total Area 4,500  
Base RCN 289,620  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 289,620  
Physical Depreciation 53%  
Functional Depreciation  
Total Depreciation 53% (153,499)  
Total RCNLD 136,121  
Lump Sums  
Total Building Value 136,121 \$ 30.25 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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Account 660011986  
 Parcel ID 21N16E-11-3-00000-000-0000  
 Cadastral ID 11-21-16-01800

Tax Area Code 5  
 Property Class RC  
 Owners Name NEELY, DARLENE TRUST

### Building Data

Building ID 1417  
 Building Sequence 2  
 Occupancy 1 386 Mini-Warehouse 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 3,000  
 Average Perimeter 260  
 Number Of Storys 1.00  
 Average Wall Ht 10.00  
 Year Built 1997  
 Effective Age 19  
 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\_0001.JPG  
 Image Date 8/14/2023  
 Image Name IMG\_0001.JPG  
 Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
 Zone Description  
 Base Cost 48.65  
 Wall Cost 16.89  
 HVAC Cost 0.00  
 Basement Cost 0.00  
 Total Base Cost 65.54  
 Total Area 3,000  
 Base RCN 196,620  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 196,620  
 Physical Depreciation 49%  
 Functional Depreciation  
 Total Depreciation 49% (96,344)  
 Total RCNLD 100,276  
 Lump Sums  
 Total Building Value 100,276 \$ 33.43 Per SqFt



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Account 660011986  
Parcel ID 21N16E-11-3-00000-000-0000  
Cadastral ID 11-21-16-01800

Tax Area Code 5  
Property Class RC  
Owners Name NEELY, DARLENE TRUST

### Building Data

Building ID 1418  
Building Sequence 3  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,000  
Average Perimeter 460  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1997  
Effective Age 19  
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\_0001.JPG  
Image Date 8/14/2023  
Image Name IMG\_0001.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 48.84  
Wall Cost 14.94  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 63.78  
Total Area 6,000  
Base RCN 382,680  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 382,680  
Physical Depreciation 49%  
Functional Depreciation  
Total Depreciation 49% (187,513)  
Total RCNLD 195,167  
Lump Sums  
Total Building Value 195,167 \$ 32.53 Per SqFt



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Account 660011986  
Parcel ID 21N16E-11-3-00000-000-0000  
Cadastral ID 11-21-16-01800

Tax Area Code 5  
Property Class RC  
Owners Name NEELY, DARLENE TRUST

### Building Data

Building ID 1419  
Building Sequence 4  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,000  
Average Perimeter 450  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1997  
Effective Age 15  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
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\_0001.JPG  
Image Date 8/14/2023  
Image Name IMG\_0001.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 48.58  
Wall Cost 17.54  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 66.12  
Total Area 5,000  
Base RCN 330,600  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 330,600  
Physical Depreciation 35%  
Functional Depreciation  
Total Depreciation 35% (115,710)  
Total RCNLD 214,890  
Lump Sums  
Total Building Value 214,890 \$ 42.98 Per SqFt



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Account 660011986  
Parcel ID 21N16E-11-3-00000-000-0000  
Cadastral ID 11-21-16-01800

Tax Area Code 5  
Property Class RC  
Owners Name NEELY, DARLENE TRUST

### Building Data

Building ID 1420  
Building Sequence 5  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,000  
Average Perimeter 460  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1997  
Effective Age 15  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
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\_0002.JPG  
Image Date 8/14/2023  
Image Name IMG\_0002.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 48.84  
Wall Cost 14.94  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 63.78  
Total Area 6,000  
Base RCN 382,680  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 382,680  
Physical Depreciation 35%  
Functional Depreciation  
Total Depreciation 35% (133,938)  
Total RCNLD 248,742  
Lump Sums  
Total Building Value 248,742 \$ 41.46 Per SqFt



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Account 660011986  
Parcel ID 21N16E-11-3-00000-000-0000  
Cadastral ID 11-21-16-01800

Tax Area Code 5  
Property Class RC  
Owners Name NEELY, DARLENE TRUST

### Building Data

Building ID 1421  
Building Sequence 6  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,880  
Average Perimeter 452  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1998  
Effective Age 14  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
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\_0001.JPG  
Image Date 8/14/2023  
Image Name IMG\_0001.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 48.83  
Wall Cost 14.98  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 63.81  
Total Area 5,880  
Base RCN 375,203  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 375,203  
Physical Depreciation 32%  
Functional Depreciation  
Total Depreciation 32% (120,065)  
Total RCNLD 255,138  
Lump Sums  
Total Building Value 255,138 \$ 43.39 Per SqFt



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Account 660011986  
Parcel ID 21N16E-11-3-00000-000-0000  
Cadastral ID 11-21-16-01800

Tax Area Code 5  
Property Class RC  
Owners Name NEELY, DARLENE TRUST

### Building Data

Building ID 1422  
Building Sequence 7  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,880  
Average Perimeter 452  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1998  
Effective Age 14  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
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



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Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 48.83  
Wall Cost 14.98  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 63.81  
Total Area 5,880  
Base RCN 375,203  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 375,203  
Physical Depreciation 32%  
Functional Depreciation  
Total Depreciation 32% (120,065)  
Total RCNLD 255,138  
Lump Sums  
Total Building Value 255,138 \$ 43.39 Per SqFt