



# 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	660013434																							
Parcel ID	22N16E-13-3-00000-000-0000																							
Cadastral ID	13-22-16-05000																							
Property Type	REAL - Real Property																							
Property Class	RC	VI Area	1																					
Tax Area	75 - SEQUOYAH/FOYIL FD																							
Name ID	276535																							
ROHR PROPERTIES LLC																								
15651 S HWY 66 CLAREMORE OK 74017-0000																								
Parcel Location																								
Situs	15651 S HWY 66																							
Subdivision																								
Lot/Block	/	Parcel Size	8.04 - Acres																					
Sec/Twn/Rng	13 / 22 / 16 / 3																							
Neighborhood	5001 - TASC 2016																							
School District	S006 - SEQUOYAH SCHOOLS																							
Legal Description Lat/Long: 36.38576055 -95.55203662																								
TR IN S2 NE NE SW BEG 329.8' S NE/C, W 326.68', N63-55W 199.98', S27-19W 236.06', E 193.57', S 208.7', E TO SE/C NE NE SW & S2 NW NW SE & LESS 1 AC TR DESC AS COMM NE/C S2 NE NE SW; S89-55 38W ALG N/L THEREOF; 21.68' TO POB; S00-04-22E 97'; S89-55-38W 339.47'; N59-51-44W 91.98'; N69-58-42W 40.48';																								
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																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1282/786</td> <td>COOK, JERROLD C &amp; BETTY L</td> <td>04/11/2001</td> <td>159,000</td> <td>YES</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code						1282/786	COOK, JERROLD C & BETTY L	04/11/2001	159,000	YES
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					1282/786	COOK, JERROLD C & BETTY L	04/11/2001	159,000	YES															
Sale History																								
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax																
Remove Cap	2002	Land Value	77,437	77,437	11%	Assessed	21,431	2,171.17																
Year Frozen	0	Improvements	249,498	117,394		Penalty	0																	
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00																
TIF Project ID	0	Total Value	326,935	194,831		Total Taxable	21,431	2,171.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660013434	ROHR PROPERTIES LLC	75	350,400	0	20,411	2,068.00																	
2024	2024-660013434	ROHR PROPERTIES LLC	75	176,719	0	19,439	1,981.00																	
2023	2023-660013434	ROHR PROPERTIES LLC	75	379,648	0	20,309	2,116.00																	
2022	2022-660013434	ROHR PROPERTIES LLC	75	362,111	0	19,342	2,055.00																	
2021	2021-660013434	ROHR PROPERTIES LLC	75	167,463	0	18,421	1,903.00																	
2020	2020-660013434	ROHR PROPERTIES LLC	75	167,463	0	18,421	1,972.00																	
2019	2019-660013434	ROHR PROPERTIES LLC	75	163,100	0	17,941	1,904.00																	
2018	2018-660013434	ROHR PROPERTIES LLC	75	156,958	0	17,265	1,842.00																	
2017	2017-660013434	ROHR PROPERTIES LLC	75	156,958	0	17,265	1,829.00																	
2016	2016-660013434	ROHR PROPERTIES LLC	75	156,958	0	16,857	1,783.00																	
2015	2015-660013434	ROHR PROPERTIES LLC	75	145,952	0	16,054	1,729.00																	
2014	2014-660013434	ROHR PROPERTIES LLC	75	145,952	0	16,054	1,753.00																	
2013	2013-660013434	ROHR PROPERTIES LLC	75	176,056	0	19,366	2,065.00																	



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	2		
Non-Ag Acres	2		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	87,120.00 x .88 = 76,230		
Factor Value	0		
Adjustments			
Lot Value	76,230		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1034067
Total Building Area	8,710	Image Date	10/19/2023
Total Base Value	437,822	Name	IMG_0004.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	437,822		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	241,623		
Economic Depreciation			
RCNLD (All Sources)	241,623		
Depreciated Improvements			
Outbuilding Value	7,875		
Total Improvement Value	249,498		
Land Value	76,230		
Cost Approach Value	325,728 37.40/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	7,875
Miscellaneous Income		Land Value	76,230
Effective Gross Income (EGI)		Total Appraised Value	326,935 37.54/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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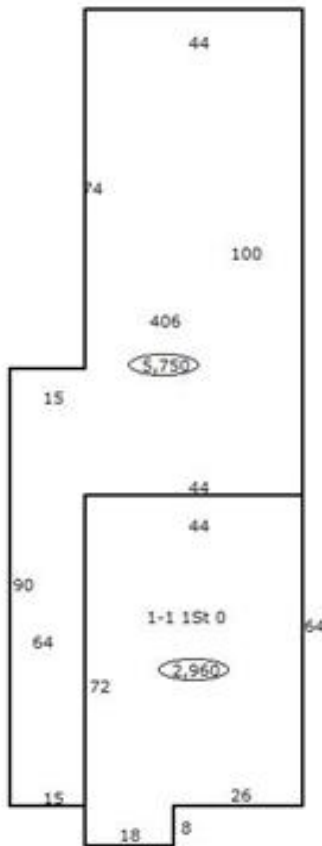
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		30	1-1 1St 0	2,960	1.000	2,960
2	C	406		30	406	5,750	1.000	5,750
<b>Total Building Area</b>						<b>8,710</b>		<b>8,710</b>



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Account 660013434  
Parcel ID 22N16E-13-3-00000-000-0000  
Cadastral ID 13-22-16-05000

Tax Area Code 75  
Property Class RC  
Owners Name ROHR PROPERTIES LLC

### Building Data

Building ID 2776  
Building Sequence 1  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,960  
Average Perimeter 232  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1996  
Effective Age 20  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 5 - Ventilation  
Roof Type Gable  
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\_0004.JPG  
Image Date 10/19/2023  
Image Name IMG\_0004.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 43.74  
Wall Cost 11.64  
HVAC Cost 6.03  
Basement Cost 0.00  
Total Base Cost 61.41  
Total Area 2,960  
Base RCN 181,774  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 181,774  
Physical Depreciation 53%  
Functional Depreciation  
Total Depreciation 53% (96,340)  
Total RCNLD 85,434  
Lump Sums  
Total Building Value 85,434 \$ 28.86 Per SqFt



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Account 660013434  
Parcel ID 22N16E-13-3-00000-000-0000  
Cadastral ID 13-22-16-05000

Tax Area Code 75  
Property Class RC  
Owners Name ROHR PROPERTIES LLC

### Building Data

Building ID 3527  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,750  
Average Perimeter 346  
Number Of Storys 1.00  
Average Wall Ht 1.00  
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 Gable  
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\_0004.JPG  
Image Date 10/19/2023  
Image Name IMG\_0004.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 42.47  
Wall Cost 2.06  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 44.53  
Total Area 5,750  
Base RCN 256,048  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 256,048  
Physical Depreciation 39%  
Functional Depreciation  
Total Depreciation 39% (99,859)  
Total RCNLD 156,189  
Lump Sums  
Total Building Value 156,189 \$ 27.16 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	PAINT BOOTH 14*25	0x0x0			17,500
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 17,500)		17,500	9,625	7,875
<b>Total Site Improvement Value</b>				<b>7,875</b>



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			1.040	84	84	87	87
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80			5.000	224	224	1,120	1,120
<b>IMP PST Totals</b>						6.040			1,207	1,207
<b>Total Agland</b>						6.040			1,207	1,207