



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:20:07
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013942 Parcel ID 21N16E-14-2-00000-000-0000 Cadastral ID 14-21-16-01310 Property Type REAL - Real Property Property Class RC VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 342709 LIS REAL ESTATE LLC 21052 S 4175 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21052 S 4175 RD Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 14 / 21 / 16 / 2 Neighborhood 5001 - TASC 2016 School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30572819 -95.57068840										REVAL 2024 6/13/2023																																																																																																															
Legal Description S 187.5' W 290.4' E 340.04' NE NE NW					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>10361&1071</td> <td>COMM R8-WAREHOUSE EXP & INSIDE</td> <td>10/2006</td> <td>03/2008</td> <td>410,000</td> </tr> <tr> <td>3608</td> <td>COMM R7- FOR 19800 SQ FT BLDG</td> <td>01/2006</td> <td>12/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	10361&1071	COMM R8-WAREHOUSE EXP & INSIDE	10/2006	03/2008	410,000	3608	COMM R7- FOR 19800 SQ FT BLDG	01/2006	12/2006																																																																																																		
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Lot Data		Primary Image		
Lot Size	x			
Lot Count				
Units Buildable				
Non-Ag Acres				
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	54,450.00 x 1.10 =			59,895
Factor Value	0			
Adjustments	136.91%			
Lot Value	82,002			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1026761	
Total Building Area	19,252	Image Date	6/13/2023	
Total Base Value	1,301,435	Name	IMG_0008.JPG	
Modifier Value		Description	REVAL 2024	
Misc Improvements				
Replacement Cost New	1,301,435			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	897,990			
Economic Depreciation				
RCNLD (All Sources)	897,990			
Depreciated Improvements				
Outbuilding Value	10,663			
Total Improvement Value	908,653			
Land Value	82,002			
Cost Approach Value	990,655	51.46/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	10,663	
Miscellaneous Income		Land Value	82,002	
Effective Gross Income (EGI)		Total Appraised Value	990,655	
Total Expenses			51.46/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



Rogers

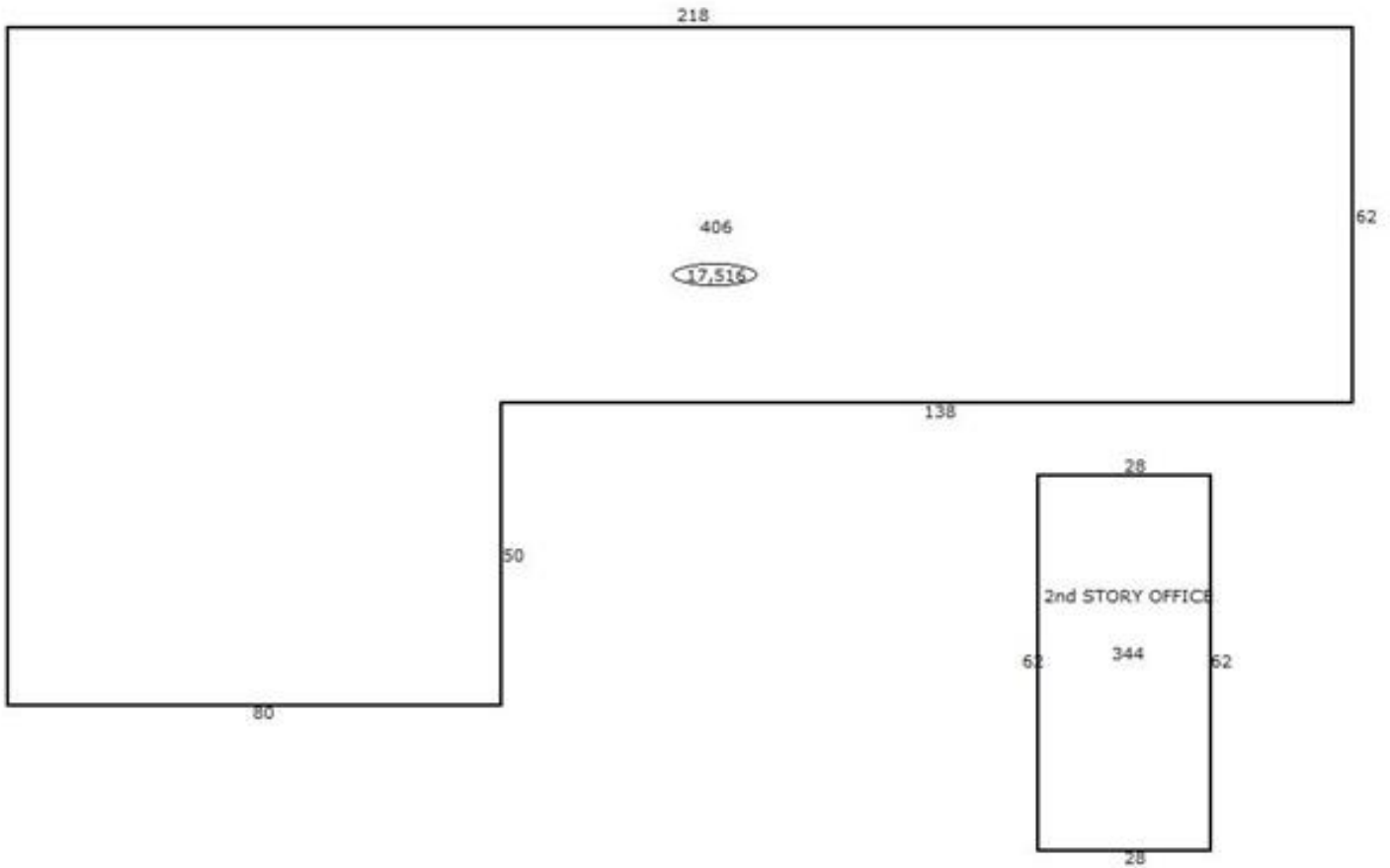
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Sketch Image

660013942



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		25	406	17,516	1.000	17,516
2	U	344		25	344	1,736	1.000	1,736
3	N	0		25	2nd STORY OFFICE		0.000	
Total Building Area						17,516		17,516



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Account 660013942
 Parcel ID 21N16E-14-2-00000-000-0000
 Cadastral ID 14-21-16-01310

Tax Area Code 5
 Property Class RC
 Owners Name LIS REAL ESTATE LLC

Building Data

Building ID 1333
 Building Sequence 1
 Occupancy 1 406 Storage Warehouse 91%
 Occupancy 2 344 Office Building 9%
 Occupancy 3
 Total Floor Area 19,252
 Average Perimeter 840
 Number Of Storys 1.00
 Average Wall Ht 14.00
 Year Built 1992
 Effective Age 17
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 2 - Fair
 Condition 3 - Average
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling
 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_0008.JPG
 Image Date 6/13/2023
 Image Name IMG_0008.JPG
 Description REVAL 2024

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 43.47
 Wall Cost 22.63
 HVAC Cost 1.50
 Basement Cost 0.00
 Total Base Cost 67.60
 Total Area 19,252
 Base RCN 1,301,435
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 1,301,435
 Physical Depreciation 31%
 Functional Depreciation
 Total Depreciation 31% (403,445)
 Total RCNLD 897,990
 Lump Sums
 Total Building Value 897,990 \$ 46.64 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
611	Package Unit	Area/Percent	10%		28,921
Total Modifier Value					28,921



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	CONC PAVING 3840SF	0x0x0			14,822
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 14,822)		14,822	4,447	10,375
	FLV	SLAB PORCH COVERED	0x0x0			360
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 360)		360	72	288
Total Site Improvement Value						10,663