



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:44:20
 Page 1

Assessment Data					Primary Image																																																																																																															
Account 660015258 Parcel ID 21N16E-16-1-00000-000-0000 Cadastral ID 16-21-16-03700 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 99584 FLINT, SHIRLEY K REVOC TRUST 1/3 & BETTY C PEASTER REVOC TRUST 1/3 & J&L INDUST LLC 1/3 15995 S 4130 RD CLAREMORE OK 74017-0000 Parcel Location Situs 00811 E WILL ROGERS BLVD Subdivision Lot/Block / Parcel Size .16 - Acres Sec/Twn/Rng 16 / 21 / 16 / 1 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.30711518 -95.59980777 TR IN NE NE BEG: 793.7' W & 50 S OF NE/C, S 99', W 70.03'; N 101.22' E 70' TO POB																																																																																																																				
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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																																																																																												
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Date 04/18/2026
 Time 06:44:21
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0.16		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	41,817.00 x 1.00 =	41,817	
Factor Value	0		
Adjustments	90.87%		
Lot Value	37,999		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1020931
Total Building Area	1,088	Image Date	4/12/2023
Total Base Value	173,340	Name	IMG_0010.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	173,340		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	36,401		
Economic Depreciation			
RCNLD (All Sources)	36,401		
Depreciated Improvements			
Outbuilding Value	5,615		
Total Improvement Value	42,016		
Land Value	37,999		
Cost Approach Value	80,015	73.54/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	5,615
Miscellaneous Income		Land Value	37,999
Effective Gross Income (EGI)		Total Appraised Value	80,015
Total Expenses			73.54/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

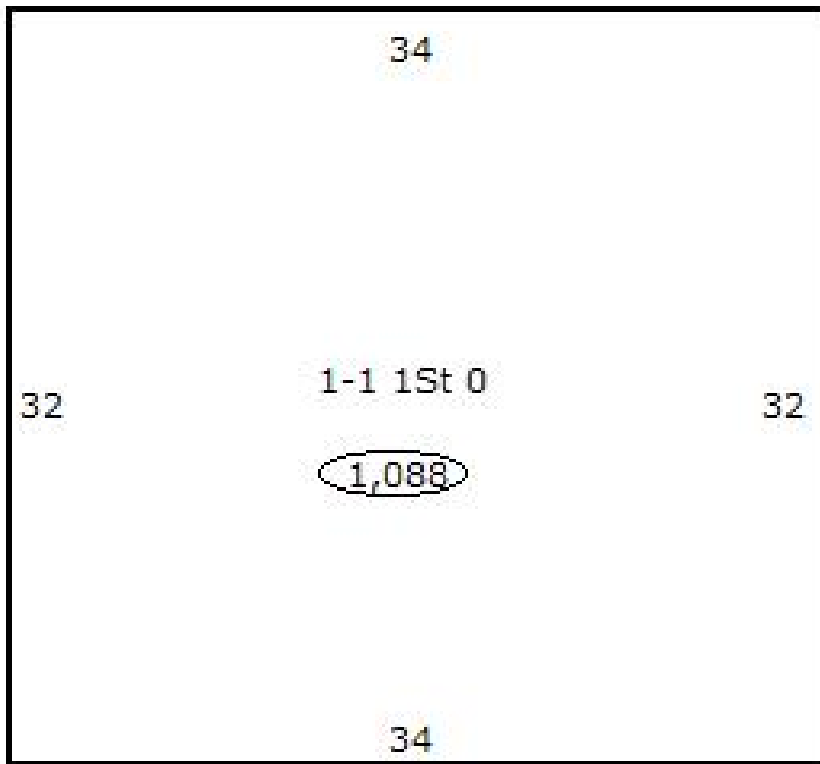
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Date 04/18/2026
Time 06:44:21
Page 3

Sketch Image

660015258



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	350		13	1-1 1St 0	1,088	1.000	1,088
Total Building Area						1,088		1,088



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Date 04/18/2026
Time 06:44:21
Page 4

Account 660015258
Parcel ID 21N16E-16-1-00000-000-0000
Cadastral ID 16-21-16-03700

Tax Area Code 17
Property Class UC
Owners Name FLINT, SHIRLEY K REVOC TRUST 1/3 &

Building Data

Building ID 1376
Building Sequence 1
Occupancy 1 349 Fast Food Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,088
Average Perimeter 132
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1980
Effective Age 30
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 87 - Stud Hardboard Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition

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_0010.JPG
Image Date 4/12/2023
Image Name IMG_0010.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 95.55
Wall Cost 41.71
HVAC Cost 22.06
Basement Cost 0.00
Total Base Cost 159.32
Total Area 1,088
Base RCN 173,340
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 173,340
Physical Depreciation 79%
Functional Depreciation
Total Depreciation 79% (136,939)
Total RCNLD 36,401
Lump Sums
Total Building Value 36,401 \$ 33.46 Per SqFt



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Time 06:44:21

Page 5

660015258

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	COLD STG-EXT FREEZER 8X8	0x0x0			11,900
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 11,900)		11,900	8,925	2,975
	FLV	FR CANOPY 528SF	0x0x0			10,560
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 10,560)		10,560	7,920	2,640
Total Site Improvement Value						5,615