



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:44:19  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015260 <b>Parcel ID</b> 21N16E-16-1-00000-000-0000 <b>Cadastral ID</b> 16-21-16-03900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 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					<p style="text-align: right; color: orange;">03/22/2023 11:46</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00735 E WILL ROGERS BLVD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .32 - Acres <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 1 <b>Neighborhood</b> 90000 - COMMERCIAL <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.30712791 -95.60019378 TR IN N2 NE NE, BEG: 1001.2' W & 35' S NE/C, E 44.7', S 15', E 92.8' S 101.22', W 137.55', N 121' TO POB					<b>Building Permits</b> <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																																																																																																																					
<b>Exemptions</b> <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						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1756/847</td> <td>JONES, FRANCIS M &amp;</td> <td> </td> <td> </td> <td>0</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1756/847	JONES, FRANCIS M &			0																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1756/847	JONES, FRANCIS M &			0																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 40,424</td> <td>40,424</td> <td>11%</td> <td>4,447</td> <td>Assessed</td> <td>6,146</td> <td>568.07</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 15,447</td> <td>15,447</td> <td> </td> <td>1,699</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 55,871</td> <td>55,871</td> <td> </td> <td>6,146</td> <td>Total Taxable</td> <td>6,146</td> <td>568.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 40,424	40,424	11%	4,447	Assessed	6,146	568.07	Year Frozen	0	Improvements 15,447	15,447		1,699	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 55,871	55,871		6,146	Total Taxable	6,146	568.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																																	
Remove Cap	0	Land Value 40,424	40,424	11%	4,447	Assessed	6,146	568.07																																																																																																																	
Year Frozen	0	Improvements 15,447	15,447		1,699	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 55,871	55,871		6,146	Total Taxable	6,146	568.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660015260</td><td>FLINT, SHIRLEY K REVOC TRUST 1/3 &amp;</td><td>17</td><td>57,513</td><td>0</td><td>6,327</td><td>585.00</td></tr> <tr><td>2024</td><td>2024-660015260</td><td>FLINT, SHIRLEY K REVOC TRUST 1/3 &amp;</td><td>17</td><td>65,825</td><td>0</td><td>7,241</td><td>669.00</td></tr> <tr><td>2023</td><td>2023-660015260</td><td>FLINT, SHIRLEY K REVOC TRUST 1/3 &amp;</td><td>17</td><td>66,034</td><td>0</td><td>7,264</td><td>665.00</td></tr> <tr><td>2022</td><td>2022-660015260</td><td>FLINT, CHARLES W ET AL TRUST &amp;</td><td>17</td><td>66,135</td><td>0</td><td>7,275</td><td>673.00</td></tr> <tr><td>2021</td><td>2021-660015260</td><td>FLINT, CHARLES W ET AL TRUST &amp;</td><td>17</td><td>65,659</td><td>0</td><td>7,222</td><td>638.00</td></tr> <tr><td>2020</td><td>2020-660015260</td><td>FLINT, CHARLES W ET AL TRUST &amp;</td><td>17</td><td>65,659</td><td>0</td><td>7,222</td><td>661.00</td></tr> <tr><td>2019</td><td>2019-660015260</td><td>FLINT, CHARLES W ET AL TRUST &amp;</td><td>17</td><td>64,983</td><td>0</td><td>7,148</td><td>662.00</td></tr> <tr><td>2018</td><td>2018-660015260</td><td>FLINT, CHARLES W ET AL TRUST &amp;</td><td>17</td><td>62,883</td><td>0</td><td>6,858</td><td>634.00</td></tr> <tr><td>2017</td><td>2017-660015260</td><td>FLINT, CHARLES W ET AL TRUST &amp;</td><td>17</td><td>62,883</td><td>0</td><td>6,531</td><td>600.00</td></tr> <tr><td>2016</td><td>2016-660015260</td><td>FLINT, CHARLES W ET AL TRUST &amp;</td><td>17</td><td>56,552</td><td>0</td><td>6,220</td><td>584.00</td></tr> <tr><td>2015</td><td>2015-660015260</td><td>FLINT, CHARLES W ET AL TRUST &amp;</td><td>17</td><td>56,552</td><td>0</td><td>6,220</td><td>561.00</td></tr> <tr><td>2014</td><td>2014-660015260</td><td>FLINT, CHARLES W ET AL TRUST &amp;</td><td>17</td><td>56,552</td><td>0</td><td>6,220</td><td>577.00</td></tr> <tr><td>2013</td><td>2013-660015260</td><td>FLINT, CHARLES W ET AL TRUST &amp;</td><td>17</td><td>56,552</td><td>0</td><td>6,220</td><td>569.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660015260	FLINT, SHIRLEY K REVOC TRUST 1/3 &	17	57,513	0	6,327	585.00	2024	2024-660015260	FLINT, SHIRLEY K REVOC TRUST 1/3 &	17	65,825	0	7,241	669.00	2023	2023-660015260	FLINT, SHIRLEY K REVOC TRUST 1/3 &	17	66,034	0	7,264	665.00	2022	2022-660015260	FLINT, CHARLES W ET AL TRUST &	17	66,135	0	7,275	673.00	2021	2021-660015260	FLINT, CHARLES W ET AL TRUST &	17	65,659	0	7,222	638.00	2020	2020-660015260	FLINT, CHARLES W ET AL TRUST &	17	65,659	0	7,222	661.00	2019	2019-660015260	FLINT, CHARLES W ET AL TRUST &	17	64,983	0	7,148	662.00	2018	2018-660015260	FLINT, CHARLES W ET AL TRUST &	17	62,883	0	6,858	634.00	2017	2017-660015260	FLINT, CHARLES W ET AL TRUST &	17	62,883	0	6,531	600.00	2016	2016-660015260	FLINT, CHARLES W ET AL TRUST &	17	56,552	0	6,220	584.00	2015	2015-660015260	FLINT, CHARLES W ET AL TRUST &	17	56,552	0	6,220	561.00	2014	2014-660015260	FLINT, CHARLES W ET AL TRUST &	17	56,552	0	6,220	577.00	2013	2013-660015260	FLINT, CHARLES W ET AL TRUST &	17	56,552	0	6,220	569.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660015260	FLINT, SHIRLEY K REVOC TRUST 1/3 &	17	57,513	0	6,327	585.00																																																																																																																		
2024	2024-660015260	FLINT, SHIRLEY K REVOC TRUST 1/3 &	17	65,825	0	7,241	669.00																																																																																																																		
2023	2023-660015260	FLINT, SHIRLEY K REVOC TRUST 1/3 &	17	66,034	0	7,264	665.00																																																																																																																		
2022	2022-660015260	FLINT, CHARLES W ET AL TRUST &	17	66,135	0	7,275	673.00																																																																																																																		
2021	2021-660015260	FLINT, CHARLES W ET AL TRUST &	17	65,659	0	7,222	638.00																																																																																																																		
2020	2020-660015260	FLINT, CHARLES W ET AL TRUST &	17	65,659	0	7,222	661.00																																																																																																																		
2019	2019-660015260	FLINT, CHARLES W ET AL TRUST &	17	64,983	0	7,148	662.00																																																																																																																		
2018	2018-660015260	FLINT, CHARLES W ET AL TRUST &	17	62,883	0	6,858	634.00																																																																																																																		
2017	2017-660015260	FLINT, CHARLES W ET AL TRUST &	17	62,883	0	6,531	600.00																																																																																																																		
2016	2016-660015260	FLINT, CHARLES W ET AL TRUST &	17	56,552	0	6,220	584.00																																																																																																																		
2015	2015-660015260	FLINT, CHARLES W ET AL TRUST &	17	56,552	0	6,220	561.00																																																																																																																		
2014	2014-660015260	FLINT, CHARLES W ET AL TRUST &	17	56,552	0	6,220	577.00																																																																																																																		
2013	2013-660015260	FLINT, CHARLES W ET AL TRUST &	17	56,552	0	6,220	569.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:44:19  
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0.29		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	50,530.00 x 1.00 = 50,530		
Factor Value	0		
Adjustments	80%		
Lot Value	40,424		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1020932
Total Building Area	960	Image Date	4/12/2023
Total Base Value	96,576	Name	IMG_0011.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	96,576		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	13,521		
Economic Depreciation			
RCNLD (All Sources)	13,521		
Depreciated Improvements			
Outbuilding Value	1,926		
Total Improvement Value	15,447		
Land Value	40,424		
Cost Approach Value	55,871 58.20/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	1,926
Miscellaneous Income		Land Value	40,424
Effective Gross Income (EGI)		Total Appraised Value	55,871 58.20/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

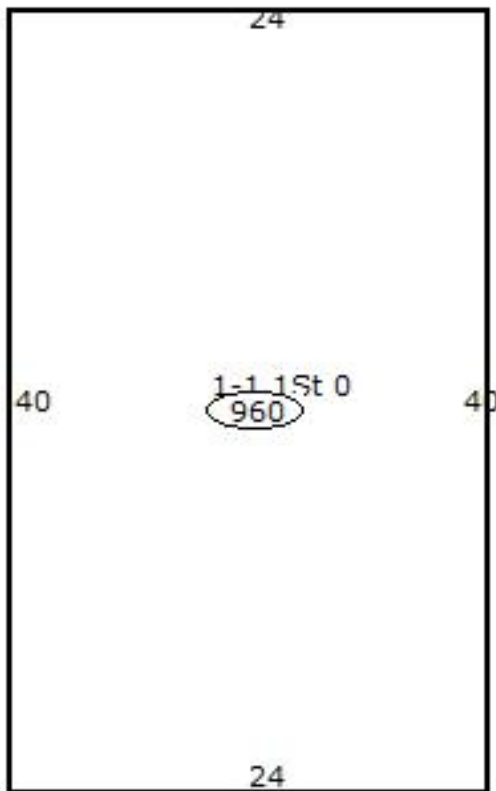
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:44:19  
Page 3

Sketch Image

660015260



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	1-1 1St 0	960	1.000	960
<b>Total Building Area</b>						960		960



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:44:19  
Page 4

Account 660015260  
Parcel ID 21N16E-16-1-00000-000-0000  
Cadastral ID 16-21-16-03900

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

### Building Data

Building ID 1377  
Building Sequence 1  
Occupancy 1 353 Retail Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 960  
Average Perimeter 128  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1960  
Effective Age 56  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 15 - No HVAC  
Roof Type Flat  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 51.55  
Wall Cost 49.05  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 100.60  
Total Area 960  
Base RCN 96,576  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 96,576  
Physical Depreciation 80%  
Functional Depreciation 30%  
Total Depreciation 86% (83,055)  
Total RCNLD 13,521  
Lump Sums  
Total Building Value 13,521 \$ 14.08 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 06:44:19

Page 5

660015260

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	CONC PAVING 1870SF	0x0x0			7,704
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 7,704)		7,704	5,778	1,926
<b>Total Site Improvement Value</b>				<b>1,926</b>