



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:52:35
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015366 Parcel ID 000000-00-0-10155-001-0002 Cadastral ID 16-21-16-06780 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 321252 THEHOSPITAL LLC 18745 TIMBERLAKE DR CLAREMORE OK 74017-0000 Parcel Location Situs 00200 S PERDUE AVE Subdivision HICKS Lot/Block 0002 / 0001 Parcel Size 1.25 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30714995 -95.60547872																																																																																																																									
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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p>0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 8,777.00 x 1.25 = 10,971</p> <p>Factor Value 0</p> <p>Adjustments 546.9%</p> <p>Lot Value 60,000</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 11,143</p> <p>Total Improvement Value 11,143</p> <p>Land Value 60,000</p> <p>Cost Approach Value 71,143</p>	<p>Image Information</p> <p>Image ID 1020920</p> <p>Image Date 4/12/2023</p> <p>Name IMG_0020.JPG</p> <p>Description REVAL 2024</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 11,143</p> <p>Land Value 60,000</p> <p>Total Appraised Value 71,143</p>	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FCC	Fence:Comm.Chain-Lk	0x0x0			380
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (12.50 x 380)		4,750	3,800	950
FLV		3 STD BABRWIRE 380'	0x0x0			965
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 965)		965	772	193
FLV		BLDG FLAT	0x0x0			10,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 10,000)		10,000		10,000
Total Site Improvement Value						11,143