



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:34:30  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017914 <b>Parcel ID</b> 000000-00-0-30030-002-0001 <b>Cadastral ID</b> 19-24-18-00390 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 293676 CLAREMORE CHILDREN'S  CENTER INC 1220 S REAVIS RD CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 00203 E LAYTON ST <b>Subdivision</b> EZZARDS <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 24 / 18 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.53946328 -95.42451878 LOT 1 BLOCK 2 & E2 VACATED ST LYING ADJ TO LOT 1 BLOCK 2 EZZARDS					<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																																																																																																											
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	12150		
Non-Ag Acres	0.37		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	16,104.00 x 1.25 = 20,130		
Factor Value	0		
Adjustments	79.48%		
Lot Value	15,999		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	956261
Total Building Area	2,160	Image Date	4/28/2021
Total Base Value	302,875	Name	IMG_0001.JPG
Modifier Value		Description	\\tsclient\T\TOM\COMMERCIAL PICS\2021-04-28\IMG_0001.JPG
Misc Improvements			
Replacement Cost New	302,875		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	245,329		
Economic Depreciation			
RCNLD (All Sources)	245,329		
Depreciated Improvements			
Outbuilding Value	15,200		
Total Improvement Value	260,529		
Land Value	15,999		
Cost Approach Value	276,528 128.02/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	15,200
Miscellaneous Income		Land Value	15,999
Effective Gross Income (EGI)		Total Appraised Value	276,528 128.02/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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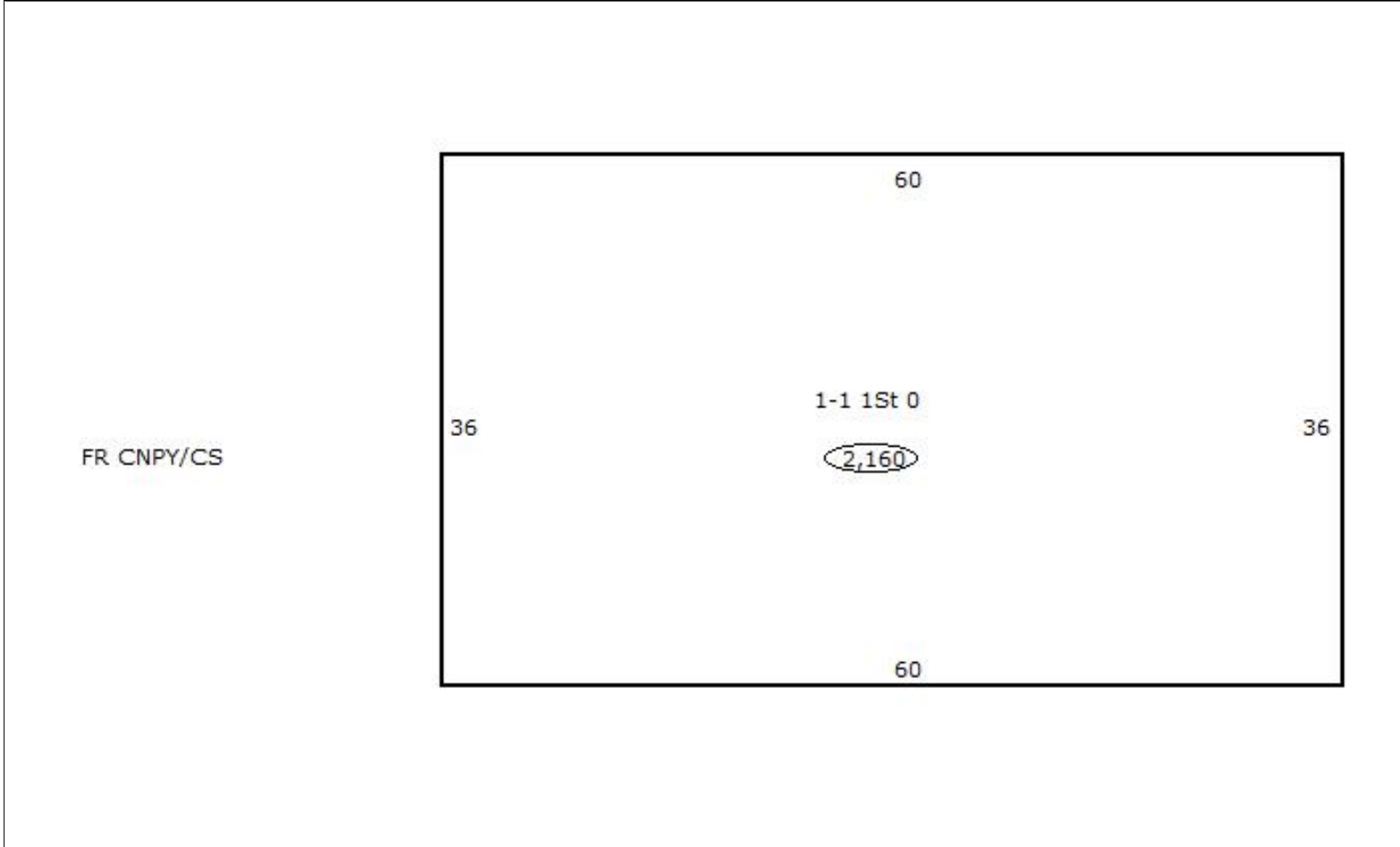
Date 04/18/2026

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### Sketch Image

660017914



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	426		13	426	2,160	1.000	2,160
2	N	0		13	FR CNPY/CS		0.000	
<b>Total Building Area</b>						2,160		2,160



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Account 660017914  
Parcel ID 000000-00-0-30030-002-0001  
Cadastral ID 19-24-18-00390

Tax Area Code 29  
Property Class UCP  
Owners Name CLAREMORE CHILDREN'S

### Building Data

Building ID 1021  
Building Sequence 1  
Occupancy 1 426 Day Care Center 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,160  
Average Perimeter 192  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1986  
Effective Age 12  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 84.82  
Wall Cost 31.02  
HVAC Cost 24.38  
Basement Cost 0.00  
Total Base Cost 140.22  
Total Area 2,160  
Base RCN 302,875  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 302,875  
Physical Depreciation 19%  
Functional Depreciation  
Total Depreciation 19% (57,546)  
Total RCNLD 245,329  
Lump Sums  
Total Building Value 245,329 \$ 113.58 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	20x10x8			200
	Qual 310	Cond 3	Year 2023	Eff Age	2	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (50.00 x 200)			10,000	700		9,300
WODC		Wood Deck - Covered	4x10x0			40
Qual 3		Cond 3	Year 2023	Eff Age	2	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (52.70 x 40)			2,108	211		1,897
PACN		PAVING - CONCRETE	0x0x0			1,718
Qual		Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.66 x 1,718)			8,006	4,003		4,003
<b>Total Site Improvement Value</b>						<b>15,200</b>