



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:53:48  
Page 1

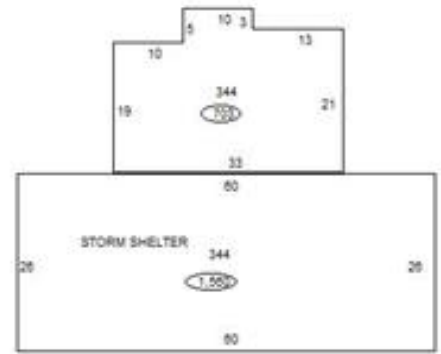
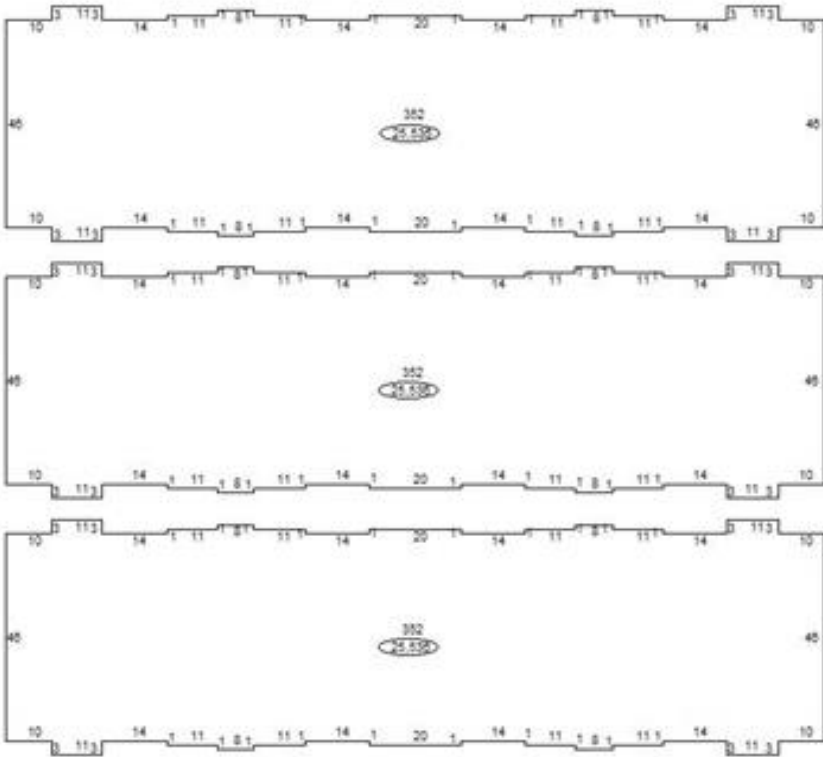
Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660018229 <b>Parcel ID</b> 21N16E-20-3-00000-000-0000 <b>Cadastral ID</b> 20-21-16-02410 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 338632 CLAREMORE FLATS LP  115 N BROADWAY INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 02550 FREDERICK RD <b>Subdivision</b> CLAREMORE FLATS <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28063704 -95.63086825										<b>NEW CONSTRUCTION</b> 11/27/2023																																																																																																															
<b>Legal Description</b> LOT 1 BLOCK 1 CLAREMORE FLATS.					<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>CV23</td> <td>CV23- NEW APARTMENT COMPLEX</td> <td>10/2022</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CV23	CV23- NEW APARTMENT COMPLEX	10/2022	12/2023																																																																																																							
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Sketch Image

660018229



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		30	352	8,512	3.000	25,536
2	C	352		30	352	8,512	3.000	25,536
3	C	352		30	352	8,512	3.000	25,536
4	C	344		20	344	1,560	1.000	1,560
5	N	0		30	STORM SHELTER		0.000	
6	C	344		20	344	703	1.000	703
<b>Total Building Area</b>						<b>27,799</b>		<b>78,871</b>



# Rogers

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Account 660018229  
Parcel ID 21N16E-20-3-00000-000-0000  
Cadastral ID 20-21-16-02410

Tax Area Code 17  
Property Class UCP  
Owners Name CLAREMORE FLATS LP

### Building Data

Building ID 5103  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,560  
Average Perimeter 172  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2023  
Effective Age 2  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 82 - Stud Brick Veneer  
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\_0018.JPG  
Image Date 11/27/2023  
Image Name IMG\_0018.JPG  
Description NEW CONSTRUCTION

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 91.08  
Wall Cost 52.99  
HVAC Cost 16.72  
Basement Cost 0.00  
Total Base Cost 160.79  
Total Area 1,560  
Base RCN 250,832  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 250,832  
Physical Depreciation 1%  
Functional Depreciation  
Total Depreciation 1% (2,508)  
Total RCNLD 248,324  
Lump Sums  
Total Building Value 248,324 \$ 159.18 Per SqFt



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Cadastral ID 20-21-16-02410

Tax Area Code 17  
Property Class UCP  
Owners Name CLAREMORE FLATS LP

### Building Data

Building ID 5104  
Building Sequence 2  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 703  
Average Perimeter 114  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 2023  
Effective Age 2  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 82 - Stud Brick Veneer  
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\_0018.JPG  
Image Date 11/27/2023  
Image Name IMG\_0018.JPG  
Description NEW CONSTRUCTION

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 100.96  
Wall Cost 77.93  
HVAC Cost 16.72  
Basement Cost 0.00  
Total Base Cost 195.61  
Total Area 703  
Base RCN 137,514  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 137,514  
Physical Depreciation 1%  
Functional Depreciation  
Total Depreciation 1% (1,375)  
Total RCNLD 136,139  
Lump Sums  
Total Building Value 136,139 \$ 193.65 Per SqFt



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Tax Area Code 17  
Property Class UCP  
Owners Name CLAREMORE FLATS LP

### Building Data

Building ID 5100  
Building Sequence 3  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 25,536  
Average Perimeter 492  
Number Of Storys 3.00  
Average Wall Ht 8.00  
Year Built 2023  
Effective Age 2  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 82 - Stud Brick Veneer  
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\_0012.JPG  
Image Date 11/27/2023  
Image Name IMG\_0012.JPG  
Description NEW CONSTRUCTION

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 72.92  
Wall Cost 14.32  
HVAC Cost 16.25  
Basement Cost 0.00  
Total Base Cost 103.49  
Total Area 25,536  
Base RCN 2,642,721  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 2,642,721  
Physical Depreciation 1%  
Functional Depreciation 25%  
Total Depreciation 26% (687,107)  
Total RCNLD 1,955,614  
Lump Sums  
Total Building Value 1,955,614 \$ 76.58 Per SqFt



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Cadastral ID 20-21-16-02410

Tax Area Code 17  
Property Class UCP  
Owners Name CLAREMORE FLATS LP

### Building Data

Building ID 5101  
Building Sequence 4  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 25,536  
Average Perimeter 492  
Number Of Storys 3.00  
Average Wall Ht 8.00  
Year Built 2023  
Effective Age 2  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 82 - Stud Brick Veneer  
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\_0014.JPG  
Image Date 11/27/2023  
Image Name IMG\_0014.JPG  
Description NEW CONSTRUCTION

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 72.92  
Wall Cost 14.32  
HVAC Cost 16.25  
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Tax Area Code 17  
Property Class UCP  
Owners Name CLAREMORE FLATS LP

### Building Data

Building ID 5102  
Building Sequence 5  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 25,536  
Average Perimeter 492  
Number Of Storys 3.00  
Average Wall Ht 8.00  
Year Built 2023  
Effective Age 2  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
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Basement Area  
Basement Levels  
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Finish Code - 1  
Finish Area - 1  
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Wall Cost 14.32  
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	240x45x0			10,800
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.75 x 10,800)				29,700	4,752	24,948
	PAVA	Paving - Asphalt	115x110x0			12,650
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.72 x 12,650)				34,408	5,505	28,903
<b>Total Site Improvement Value</b>						<b>53,851</b>