



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:52:31
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660020056 Parcel ID 22N16E-23-4-00000-000-0000 Cadastral ID 23-22-16-05600 Property Type REAL - Real Property Property Class RC VI Area 1 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 303836 LITTLE RASCALS DAYCARE BECKY CARTWRIGHT CENTER LLC 18511 E 430 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 16530 S 4180 RD Subdivision Lot/Block / Parcel Size 1.15 - Acres Sec/Twn/Rng 23 / 22 / 16 / 4 Neighborhood 5001 - TASC 2016 School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37163116 -95.56156938 TR NE SE, BEG; 895.88' N & 16. 5' W SE/C NE SE, W 324.4' N 165' E 324' S 165' TO POB					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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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1.15		
Non-Ag Acres	1.133		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	49,373.00 x 1.16 = 57,357		
Factor Value	0		
Adjustments			
Lot Value	57,357		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1030625
Total Building Area	1,500	Image Date	8/14/2023
Total Base Value	165,000	Name	IMG_0006.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	165,000		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	42,900		
Economic Depreciation			
RCNLD (All Sources)	42,900		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	42,900		
Land Value	57,357		
Cost Approach Value	100,257		66.84/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	57,357
Effective Gross Income (EGI)		Total Appraised Value	100,257
Total Expenses			66.84/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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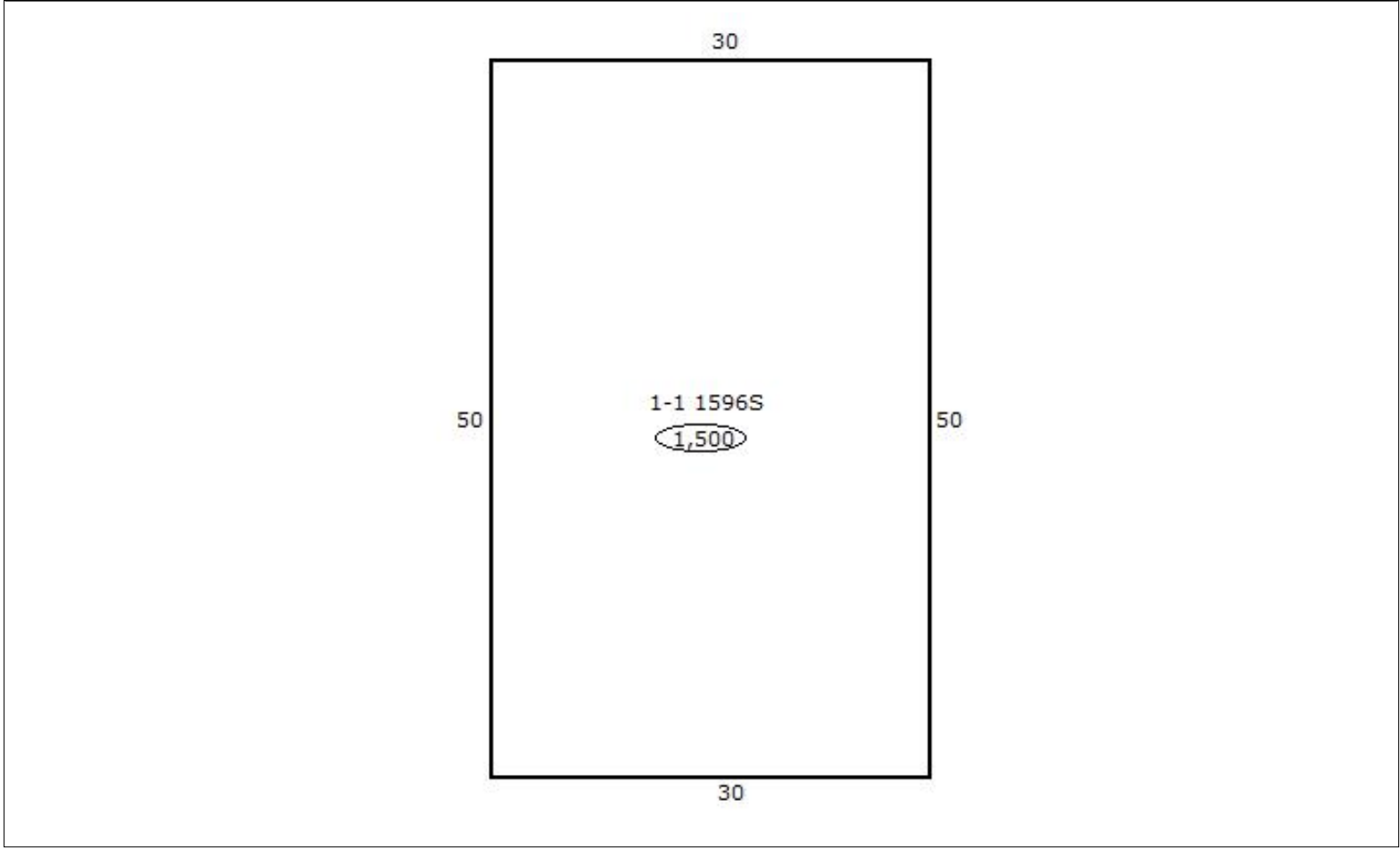
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Sketch Image

660020056



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	426		13	1-1 1596S	1,500	1.000	1,500
Total Building Area						1,500		1,500



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Account 660020056
Parcel ID 22N16E-23-4-00000-000-0000
Cadastral ID 23-22-16-05600

Tax Area Code 75
Property Class RC
Owners Name LITTLE RASCALS DAYCARE

Building Data

Building ID 15
Building Sequence 1
Occupancy 1 426 Day Care Center 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,500
Average Perimeter 160
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1979
Effective Age 31
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type
Roof Cover

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_0006.JPG
Image Date 8/14/2023
Image Name IMG_0006.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 68.65
Wall Cost 19.40
HVAC Cost 21.95
Basement Cost 0.00
Total Base Cost 110.00
Total Area 1,500
Base RCN 165,000
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 165,000
Physical Depreciation 74%
Functional Depreciation
Total Depreciation 74% (122,100)
Total RCNLD 42,900
Lump Sums
Total Building Value 42,900 \$ 28.60 Per SqFt