



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:48:25
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Assessment Data					Primary Image																																																																																																																				
Account 660031393 Parcel ID 21N15E-36-1-00000-000-0000 Cadastral ID 36-21-15-00200 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 295823 ROUTE 66 MINI STORAGE LLC PO BOX 161 CLAREMORE OK 74018-0000 Parcel Location Situs 04005 BRYANT RD Subdivision Lot/Block / Parcel Size 1.61 - Acres Sec/Twn/Rng 36 / 21 / 15 / 1 Neighborhood 5001 - TASC 2016 School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26346052 -95.65716409																																																																																																																									
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>R18</td> <td>R18-POSS NEW ADDITION "COLD STC</td> <td>01/2017</td> <td>09/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R18-POSS NEW ADDITION "COLD STC	01/2017	09/2017																																																																																																							
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	2.93		
Non-Ag Acres	1.711		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	74,520.00 x .94 = 69,930		
Factor Value	0		
Adjustments			
Lot Value	69,930		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	999535
Total Building Area	21,901	Image Date	5/20/2022
Total Base Value	1,382,794	Name	IMG_0011.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements			
Replacement Cost New	1,382,794		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,140,530		
Economic Depreciation			
RCNLD (All Sources)	1,140,530		
Depreciated Improvements			
Outbuilding Value	51,046		
Total Improvement Value	1,191,576		
Land Value	69,930		
Cost Approach Value	1,261,506		
			57.60/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	51,046
Miscellaneous Income		Land Value	69,930
Effective Gross Income (EGI)		Total Appraised Value	1,261,506
Total Expenses			57.60/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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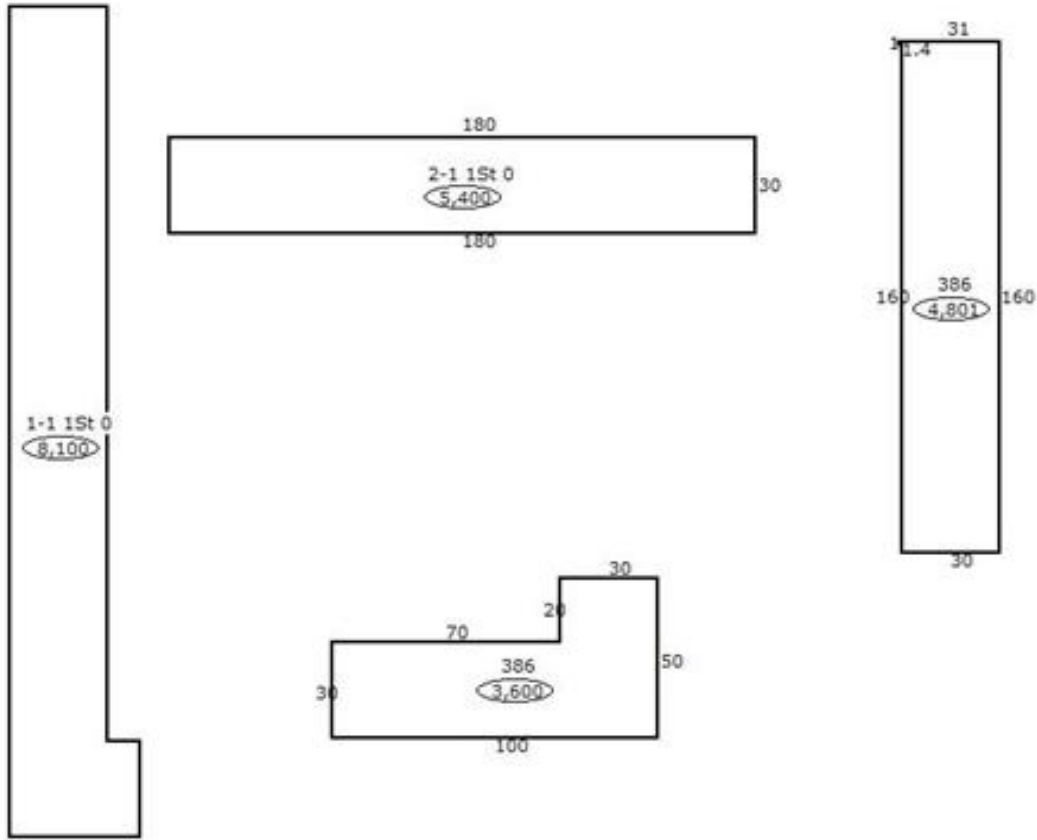
Date 04/17/2026

Time 14:48:26

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Sketch Image

660031393



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		50	386	4,801	1.000	4,801
2	C	386		50	386	3,600	1.000	3,600
3	C	386		50	1-1 1St 0	8,100	1.000	8,100
4	C	386		50	2-1 1St 0	5,400	1.000	5,400
Total Building Area						21,901		21,901



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Account 660031393
Parcel ID 21N15E-36-1-00000-000-0000
Cadastral ID 36-21-15-00200

Tax Area Code 80
Property Class UC
Owners Name ROUTE 66 MINI STORAGE LLC

Building Data

Building ID 2998
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,801
Average Perimeter 383
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2013
Effective Age 7
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
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_0011.JPG
Image Date 5/20/2022
Image Name IMG_0011.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.77
Wall Cost 15.54
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 64.31
Total Area 4,801
Base RCN 308,752
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 308,752
Physical Depreciation 14%
Functional Depreciation
Total Depreciation 14% (43,225)
Total RCNLD 265,527
Lump Sums
Total Building Value 265,527 \$ 55.31 Per SqFt



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Account 660031393
Parcel ID 21N15E-36-1-00000-000-0000
Cadastral ID 36-21-15-00200

Tax Area Code 80
Property Class UC
Owners Name ROUTE 66 MINI STORAGE LLC

Building Data

Building ID 2999
Building Sequence 2
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,600
Average Perimeter 300
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2013
Effective Age 7
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
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 5/20/2022
Image Name IMG_0006.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.72
Wall Cost 16.24
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 64.96
Total Area 3,600
Base RCN 233,856
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 233,856
Physical Depreciation 14%
Functional Depreciation
Total Depreciation 14% (32,740)
Total RCNLD 201,116
Lump Sums
Total Building Value 201,116 \$ 55.87 Per SqFt



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Account 660031393
Parcel ID 21N15E-36-1-00000-000-0000
Cadastral ID 36-21-15-00200

Tax Area Code 80
Property Class UC
Owners Name ROUTE 66 MINI STORAGE LLC

Building Data

Building ID 2573
Building Sequence 3
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,100
Average Perimeter 600
Number Of Storys 1.00
Average Wall Ht 9.00
Year Built 2006
Effective Age 10
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
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_0008.JPG
Image Date 5/20/2022
Image Name IMG_0008.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.89
Wall Cost 13.11
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 62.00
Total Area 8,100
Base RCN 502,200
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 502,200
Physical Depreciation 21%
Functional Depreciation
Total Depreciation 21% (105,462)
Total RCNLD 396,738
Lump Sums
Total Building Value 396,738 \$ 48.98 Per SqFt



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 Parcel ID 21N15E-36-1-00000-000-0000
 Cadastral ID 36-21-15-00200

Tax Area Code 80
 Property Class UC
 Owners Name ROUTE 66 MINI STORAGE LLC

Building Data

Building ID 2574
 Building Sequence 4
 Occupancy 1 386 Mini-Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 5,400
 Average Perimeter 420
 Number Of Storys 1.00
 Average Wall Ht 9.00
 Year Built 2008
 Effective Age 9
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 2 - Fair
 Condition 3 - Average
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 15 - No HVAC
 Roof Type Gable
 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_0009.JPG
 Image Date 5/20/2022
 Image Name IMG_0009.JPG
 Description REVAL 2023

Cost Calculations

Appraisal Zone 4
 Zone Description
 Base Cost 48.82
 Wall Cost 13.77
 HVAC Cost 0.00
 Basement Cost 0.00
 Total Base Cost 62.59
 Total Area 5,400
 Base RCN 337,986
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 337,986
 Physical Depreciation 18%
 Functional Depreciation
 Total Depreciation 18% (60,837)
 Total RCNLD 277,149
 Lump Sums
 Total Building Value 277,149 \$ 51.32 Per SqFt



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660031393

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	XDRA	Asphalt Drive	0x0x0			32,410
	Qual	Cond	Year	Eff Age	2026	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2.25 x 32,410)		72,923	21,877	51,046
Total Site Improvement Value				51,046