



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:54:31
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031421 Parcel ID 21N15E-36-3-00000-000-0000 Cadastral ID 36-21-15-03710 Property Type REAL - Real Property Property Class UC VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 274364 YOUNG, RICHARD O & JEAN N CO-TRUSTEES 24905 S HWY 66 CLAREMORE OK 74019-0000 Parcel Location Situs 24905 S HWY 66 Subdivision Lot/Block / Parcel Size 9.38 - Acres Sec/Twn/Rng 36 / 21 / 15 / 3 Neighborhood 5001 - TASC 2016 School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25036670 -95.66549894																																																																																																																									
TR IN SW, BEG SW/C E2 SW SW, N 574.22' N 41-13 E 330', S 48-46 E 527.07' S 475', W 613' 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	9.38		
Non-Ag Acres	9.267		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	403,690.00 x .42 = 168,441		
Factor Value	0		
Adjustments			
Lot Value	168,441		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	999498
Total Building Area	32,208	Image Date	5/20/2022
Total Base Value	2,182,400	Name	IMG_0040.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements			
Replacement Cost New	2,182,400		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,411,435		
Economic Depreciation			
RCNLD (All Sources)	1,411,435		
Depreciated Improvements			
Outbuilding Value	128,818		
Total Improvement Value	1,540,253		
Land Value	168,441		
Cost Approach Value	1,708,694	53.05/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	128,818
Miscellaneous Income		Land Value	168,441
Effective Gross Income (EGI)		Total Appraised Value	1,708,694
Total Expenses			53.05/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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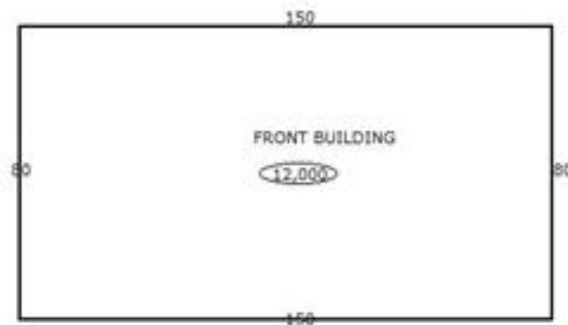
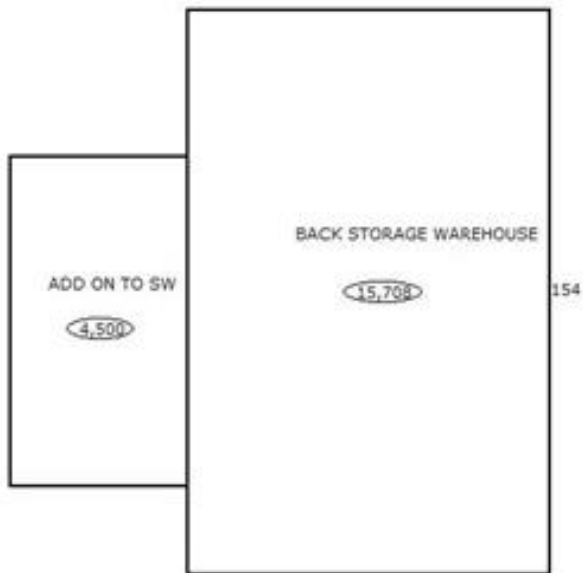
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Sketch Image

660031421



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		40	FRONT BUILDING	12,000	1.000	12,000
2	C	406		40	BACK STORAGE WAREHOUSE	15,708	1.000	15,708
3	C	406		40	ADD ON TO SW	4,500	1.000	4,500
Total Building Area						32,208		32,208



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Account 660031421
Parcel ID 21N15E-36-3-00000-000-0000
Cadastral ID 36-21-15-03710

Tax Area Code 80
Property Class UC
Owners Name YOUNG, RICHARD O & JEAN N

Building Data

Building ID 2994
Building Sequence 1
Occupancy 1 471 Lt. Commercial Utility Build. 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,500
Average Perimeter 280
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 2001
Effective Age 15
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2.5 - Fair
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_0041.JPG
Image Date 5/20/2022
Image Name IMG_0041.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 34.12
Wall Cost 18.79
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 52.91
Total Area 4,500
Base RCN 238,095
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 238,095
Physical Depreciation 65%
Functional Depreciation
Total Depreciation 65% (154,762)
Total RCNLD 83,333
Lump Sums
Total Building Value 83,333 \$ 18.52 Per SqFt



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Account 660031421
 Parcel ID 21N15E-36-3-00000-000-0000
 Cadastral ID 36-21-15-03710

Tax Area Code 80
 Property Class UC
 Owners Name YOUNG, RICHARD O & JEAN N

Building Data

Building ID 2992
 Building Sequence 2
 Occupancy 1 344 Office Building 80%
 Occupancy 2 406 Storage Warehouse 20%
 Occupancy 3
 Total Floor Area 12,000
 Average Perimeter 460
 Number Of Storys 1.00
 Average Wall Ht 12.00
 Year Built 1996
 Effective Age 20
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 1 - Low
 Condition 2 - Fair
 Exterior Wall 82 - Stud Brick Veneer
 Heating/Cooling 7 - Package Unit
 Roof Type Flat
 Roof Cover Built/Up Tar

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Building Image



Image Information

Image Name 11192008 067.jpg
 Image Date 11/2/2012
 Image Name 11192008 067.jpg
 Description \\tsclient\C\casio pics\11192008 067.jpg

Cost Calculations

Appraisal Zone 4
 Zone Description
 Base Cost 62.27
 Wall Cost 16.68
 HVAC Cost 14.51
 Basement Cost 0.00
 Total Base Cost 93.46
 Total Area 12,000
 Base RCN 1,121,520
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 1,121,520
 Physical Depreciation 30%
 Functional Depreciation
 Total Depreciation 30% (336,456)
 Total RCNLD 785,064
 Lump Sums
 Total Building Value 785,064 \$ 65.42 Per SqFt



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Account 660031421
Parcel ID 21N15E-36-3-00000-000-0000
Cadastral ID 36-21-15-03710

Tax Area Code 80
Property Class UC
Owners Name YOUNG, RICHARD O & JEAN N

Building Data

Building ID 2993
Building Sequence 3
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 15,708
Average Perimeter 512
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1999
Effective Age 18
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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 4
Zone Description
Base Cost 42.54
Wall Cost 9.84
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 52.38
Total Area 15,708
Base RCN 822,785
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 822,785
Physical Depreciation 34%
Functional Depreciation
Total Depreciation 34% (279,747)
Total RCNLD 543,038
Lump Sums
Total Building Value 543,038 \$ 34.57 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	CANOPY	0x0x0			25,578
	Qual	0	Cond	0	Year	0
		Eff Age	0			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 25,578)			25,578	12,789		12,789
FLV	CANOPY		0x0x0			36,444
Qual	0	Cond	Year	0	Eff Age	0
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 36,444)			36,444	18,222		18,222
PACN	PAVING - CONCRETE		0x0x0			29,450
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.42 x 29,450)			130,169	52,068		78,101
PAVA	PAVING - ASPHALT		0x0x0			14,490
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (2.72 x 14,490)			39,413	19,707		19,706
Total Site Improvement Value						128,818