



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660031457													
Parcel ID	21N15E-36-2-00000-000-0000													
Cadastral ID	36-21-15-07600													
Property Type	REAL - Real Property													
Property Class	RC	VI Area	4											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	273836													
GLOBAL SEALCOATING INC														
GARY DRIVER														
9603 ALAWHE DR														
CLAREMORE OK 74019-0000														
<b>Parcel Location</b>														
Situs	09603 ALAWHE DR													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	36 / 21 / 15 / 2													
Neighborhood	5001 - TASC 2016													
School District	S008 - VERDIGRIS SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.26168435 -95.66008122														
TR IN SE NE NW BEG AT A PT ON N/L BEING 42' W NE/C S 00-08- 06 E 300'; S 89-59-33 W 57.39' NWLY ALG CRV TO RT W RAD 379. 61' 98 74';N 00-08-06 W 287.23 TO PT ON N/L; E ALG SD B/L 155' TO POB														
<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					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
1988/47	COLEMAN, CHARLES N &	11/03/2008	77,000	YES										
1553/3	LOVELACE, DARREL L &	12/26/2003	0											
1347/926	COLEMAN, CHARLES N	01/15/2002	10,000	YES										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2009	Land Value	61,619	61,619	11%	6,778	Assessed	10,615						
Year Frozen	0	Improvements	40,844	34,887		3,837	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0						
TIF Project ID	0	Total Value	102,463	96,506		10,615	Total Taxable	10,615						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031457	GLOBAL SEALCOATING INC	4	105,650	0	10,110	1,053.00							
2024	2024-660031457	GLOBAL SEALCOATING INC	4	87,535	0	9,629	923.00							
2023	2023-660031457	GLOBAL SEALCOATING INC	4	94,596	0	10,405	982.00							
2022	2022-660031457	GLOBAL SEALCOATING INC	4	98,307	0	10,189	979.00							
2021	2021-660031457	GLOBAL SEALCOATING INC	4	88,218	0	9,704	908.00							
2020	2020-660031457	GLOBAL SEALCOATING INC	4	88,218	0	9,704	910.00							
2019	2019-660031457	GLOBAL SEALCOATING INC	4	88,218	0	9,704	924.00							
2018	2018-660031457	GLOBAL SEALCOATING INC	4	91,298	0	9,263	882.00							
2017	2017-660031457	GLOBAL SEALCOATING INC	4	91,298	0	8,822	843.00							
2016	2016-660031457	GLOBAL SEALCOATING INC	4	91,298	0	8,402	806.00							
2015	2015-660031457	GLOBAL SEALCOATING INC	4	72,745	0	8,002	772.00							
2014	2014-660031457	GLOBAL SEALCOATING INC	4	72,745	0	8,002	731.00							
2013	2013-660031457	GLOBAL SEALCOATING INC	4	74,927	0	8,242	780.00							



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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	1			
Non-Ag Acres	1.329			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	57,898.00 x 1.06 =			61,619
Factor Value	0			
Adjustments				
Lot Value	61,619			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	999345	
Total Building Area	2,000	Image Date	5/20/2022	
Total Base Value	144,120	Name	IMG_0042.JPG	
Modifier Value		Description	REVAL 2023	
Misc Improvements				
Replacement Cost New	144,120			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	38,912			
Economic Depreciation				
RCNLD (All Sources)	38,912			
Depreciated Improvements				
Outbuilding Value	1,932			
Total Improvement Value	40,844			
Land Value	61,619			
Cost Approach Value	102,463	51.23/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	1,932	
Miscellaneous Income		Land Value	61,619	
Effective Gross Income (EGI)		Total Appraised Value	102,463	
Total Expenses			51.23/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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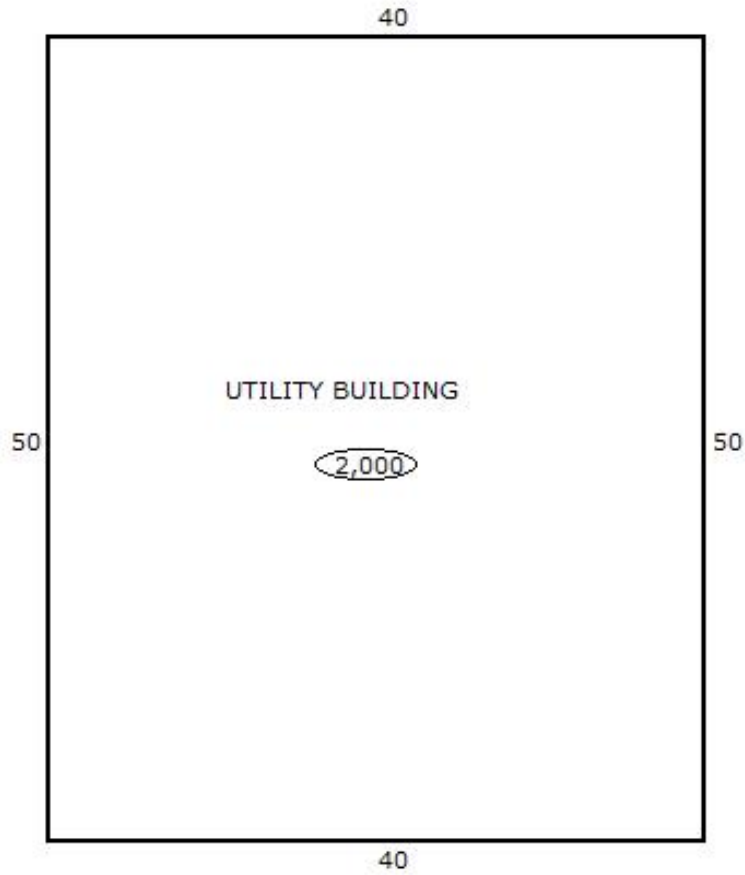
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Sketch Image

660031457



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	471		13	UTILITY BUILDING	2,000	1.000	2,000
<b>Total Building Area</b>						<b>2,000</b>		<b>2,000</b>



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Account 660031457  
Parcel ID 21N15E-36-2-00000-000-0000  
Cadastral ID 36-21-15-07600

Tax Area Code 4  
Property Class RC  
Owners Name GLOBAL SEALCOATING INC

### Building Data

Building ID 3009  
Building Sequence 1  
Occupancy 1 471 Lt. Commercial Utility Build. 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,000  
Average Perimeter 180  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1982  
Effective Age 22  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
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 11192008 036.jpg  
Image Date 11/1/2012  
Image Name 11192008 036.jpg  
Description \\tsclient\C\casio pics\11192008 036.jpg

### Cost Calculations

Appraisal Zone 4  
Zone Description  
Base Cost 38.88  
Wall Cost 19.48  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 72.06  
Total Area 2,000  
Base RCN 144,120  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 144,120  
Physical Depreciation 73%  
Functional Depreciation  
Total Depreciation 73% (105,208)  
Total RCNLD 38,912  
Lump Sums  
Total Building Value 38,912 \$ 19.46 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			800
	Qual 3	Cond 3	Year	Eff Age	1013	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.83 x 800)		3,864	1,932	1,932
<b>Total Site Improvement Value</b>				<b>1,932</b>