



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																										
Account	660031587																																																																														
Parcel ID	000000-00-0-00564-001-0002																																																																														
Cadastral ID	36-21-15-09230																																																																														
Property Type	REAL - Real Property																																																																														
Property Class	UCP	VI Area 4																																																																													
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI																																																																														
Name ID	347753																																																																														
TULSA CLAREMORE SERIES																																																																															
C/O HOOVER BROTHERS REAL ESTATE																																																																															
621 S FULTON BEACH RD STE 120																																																																															
ROCKPORT TX 78382-0000																																																																															
Parcel Location					REVAL 2023 5/23/2022																																																																										
Situs	24441 S HWY 66				<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>R20</td> <td>R21-PICK UP FENCING AND PARKING</td> <td>03/2019</td> <td>12/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-PICK UP FENCING AND PARKING	03/2019	12/2019																																																													
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R20	R21-PICK UP FENCING AND PARKING	03/2019	12/2019																																																																												
Subdivision	ORCHARD HILL CENTER																																																																														
Lot/Block	0002 / 0001	Parcel Size 18.81 - Acres																																																																													
Sec/Twn/Rng	36 / 21 / 15 / 5																																																																														
Neighborhood	5001 - TASC 2016																																																																														
School District	S008 - VERDIGRIS SCHOOLS																																																																														
Legal Description					Building Permits																																																																										
Lat/Long: 36.25816495 -95.65755253					<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>LD REAL ESTATE LLC</td> <td>08/01/2025</td> <td>7,000,000</td> <td>YES</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>LAZYDAYS RV OF OKLAHOMA LLC</td> <td>09/13/2023</td> <td>0</td> <td>4</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>PIERCE, DAVID G & GLORIA J</td> <td>07/12/2022</td> <td>6,922,500</td> <td>19</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1234/643</td> <td>PIERCE, DAVID G & GLORIA J</td> <td>06/19/2000</td> <td>0</td> <td>No</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1089/813</td> <td>MCNEAL, KEITH E &</td> <td>11/25/1997</td> <td>240,000</td> <td>Yes</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>768/852</td> <td></td> <td></td> <td>150,000</td> <td>No</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code						/	LD REAL ESTATE LLC	08/01/2025	7,000,000	YES						/	LAZYDAYS RV OF OKLAHOMA LLC	09/13/2023	0	4						/	PIERCE, DAVID G & GLORIA J	07/12/2022	6,922,500	19						1234/643	PIERCE, DAVID G & GLORIA J	06/19/2000	0	No						1089/813	MCNEAL, KEITH E &	11/25/1997	240,000	Yes						768/852			150,000	No
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					768/852			150,000	No																																																																						
TR DESC 2022-012345 AS ALL OF ORCHARD HILL CENTER LESS PT BEG NE/C BLOCK 1; S41.09W 460'; NWLY 240.36'; N41.09E ALONG HWY 237.16' TO NW/C BLOCK 1; E 318.73' TO POB.																																																																															
Exemptions					Sale History																																																																										
Parcel Valuation					Assessment History																																																																										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax																																																																						
Remove Cap	2026	Land Value	3,256,134	3,256,134	11%	358,175	Assessed	770,002	80,181.72																																																																						
Year Frozen	0	Improvements	3,743,880	3,743,880		411,827	Penalty	0																																																																							
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																																																						
TIF Project ID	0	Total Value	7,000,014	7,000,014		770,002	Total Taxable	770,002	80,182.00																																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																								
2025	2025-660031587	TULSA CLAREMORE SERIES	80	4,038,886	0	316,270	32,934.00																																																																								
2024	2024-660031587	LD REAL ESTATE LLC	80	2,738,268	0	301,209	28,871.00																																																																								
2023	2023-660031587	LAZYDAYS RV OF OKLAHOMA LLC	80	3,575,768	0	393,334	37,131.00																																																																								
2022	2022-660031587	LAZYDAYS RV OF OKLAHOMA LLC	80	2,937,758	0	232,939	22,388.00																																																																								
2021	2021-660031587	PIERCE, DAVID G & GLORIA J	80	2,836,514	0	208,695	19,532.00																																																																								
2020	2020-660031587	PIERCE, DAVID G & GLORIA J	80	2,836,514	0	198,757	18,640.00																																																																								
2019	2019-660031587	PIERCE, DAVID G & GLORIA J	80	2,458,767	0	189,293	18,030.00																																																																								
2018	2018-660031587	PIERCE, DAVID G & GLORIA J	80	2,458,832	0	180,279	17,181.00																																																																								
2017	2017-660031587	PIERCE, DAVID G & GLORIA J	80	2,458,832	0	171,694	16,404.00																																																																								
2016	2016-660031587	PIERCE, DAVID G & GLORIA J	80	2,458,832	0	163,518	15,671.00																																																																								
2015	2015-660031587	PIERCE, DAVID G & GLORIA J	80	2,506,339	0	155,733	15,039.00																																																																								
2014	2014-660031587	PIERCE, DAVID G & GLORIA J	80	2,506,339	0	148,317	13,554.00																																																																								
2013	2013-660031587	PIERCE, DAVID G & GLORIA J	80	1,284,124	0	141,254	13,374.00																																																																								



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres	18.81		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	819,363.00 x .33 =	272,359	
Factor Value	0		
Adjustments	1195.53%		
Lot Value	3,256,134		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	999724
Total Building Area	51,250	Image Date	5/23/2022
Total Base Value	4,203,613	Name	IMG_0006.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements	25,000		
Replacement Cost New	4,228,613		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	3,411,573		
Economic Depreciation			
RCNLD (All Sources)	3,411,573		
Depreciated Improvements			
Outbuilding Value	332,307		
Total Improvement Value	3,743,880		
Land Value	3,256,134		
Cost Approach Value	7,000,014	136.59/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	332,307
Miscellaneous Income		Land Value	3,256,134
Effective Gross Income (EGI)		Total Appraised Value	7,000,014 136.59/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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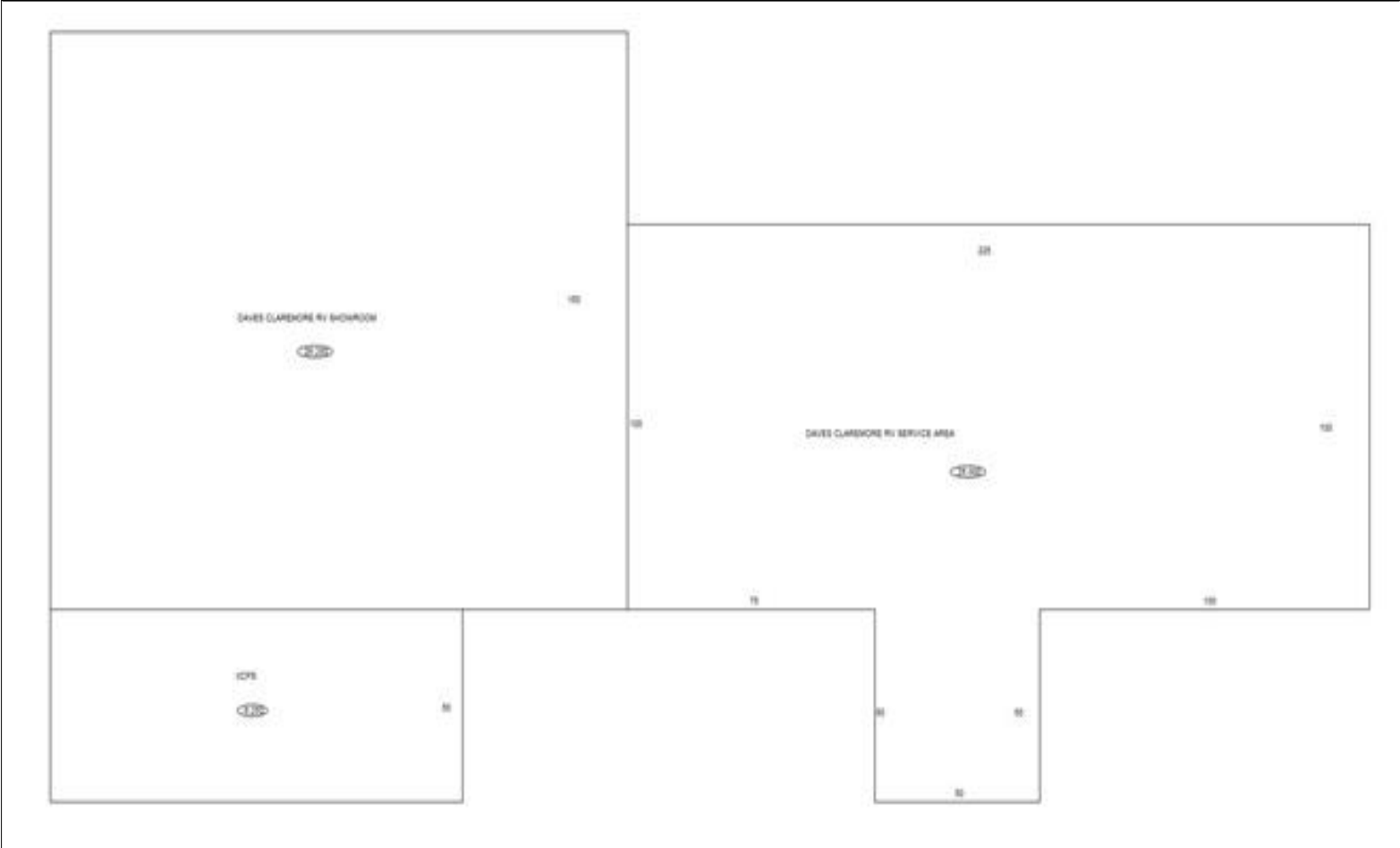
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Sketch Image

660031587



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	303		25	DAVES CLAREMORE RV SHOWROOM	26,250	1.000	26,250
2	C	528		25	DAVES CLAREMORE RV SERVICE AREA	25,000	1.000	25,000
3	M	XCPS		25	XCPS	6,250	1.000	6,250
Total Building Area						51,250		51,250



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Account 660031587
 Parcel ID 000000-00-0-00564-001-0002
 Cadastral ID 36-21-15-09230

Tax Area Code 80
 Property Class UCP
 Owners Name TULSA CLAREMORE SERIES

Building Data

Building ID 594
 Building Sequence 1
 Occupancy 1 303 Automobile Showroom 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 26,250
 Average Perimeter 650
 Number Of Storys 1.00
 Average Wall Ht 16.00
 Year Built 2009
 Effective Age 9
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 7 - Package Unit
 Roof Type Flat
 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_0007.JPG
 Image Date 5/23/2022
 Image Name IMG_0007.JPG
 Description REVAL 2023

Cost Calculations

Appraisal Zone 4
 Zone Description
 Base Cost 75.70
 Wall Cost 8.31
 HVAC Cost 12.48
 Basement Cost 0.00
 Total Base Cost 96.49
 Total Area 26,250
 Base RCN 2,532,863
 Misc Impr Value 25,000

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 2,557,863
 Physical Depreciation 13%
 Functional Depreciation
 Total Depreciation 13% (332,522)
 Total RCNLD 2,225,341
 Lump Sums
 Total Building Value 2,225,341 \$ 84.77 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
XCPS	Car Port Steel		125x50	6,250	4.00		25,000
Total Misc Improvement							25,000



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Account 660031587
Parcel ID 000000-00-0-00564-001-0002
Cadastral ID 36-21-15-09230

Tax Area Code 80
Property Class UCP
Owners Name TULSA CLAREMORE SERIES

Building Data

Building ID 595
Building Sequence 2
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 25,000
Average Perimeter 750
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 2000
Effective Age 13
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
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 5/23/2022
Image Name IMG_0006.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 56.76
Wall Cost 10.07
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 66.83
Total Area 25,000
Base RCN 1,670,750
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,670,750
Physical Depreciation 29%
Functional Depreciation
Total Depreciation 29% (484,518)
Total RCNLD 1,186,232
Lump Sums
Total Building Value 1,186,232 \$ 47.45 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	MTL SIGN POLES (2)	0x0x0			3,480
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 3,480)			3,480	696		2,784
	PAVA	PAVING - ASPHALT	0x0x0			402,287
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (2.71 x 402,287)			1,090,198	763,139		327,059
	DTGF	DETACHED GARAGE FAIR	0x0x0			440
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (16.00 x 440)			7,040	4,576		2,464
Total Site Improvement Value						332,307