



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660058761 <b>Parcel ID</b> 000000-00-0-00548-002-0005 <b>Cadastral ID</b> 04-21-16-10550 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 283370 SMITH, C H CONSTRUCTION INC  DBA VERDIGRIS VALLEY SOD FARMS PO BOX 97 CLAREMORE OK 74018-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> NORTHWEST IND PK EXT <b>Lot/Block</b> 0005 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS					No Image On File				
<b>Legal Description</b> Lat/Long: 36.33575559 -95.61198305					<b>Building Permits</b>				
LOT 5 BLOCK 2 NORTHWEST INDUSTRIAL PARK EXT					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					1977/546	CLAREMORE INDUSTRIAL AUTH	09/04/2008	0	1
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>
<b>Remove Cap</b>	2009	<b>Land Value</b>	27,203	27,203	11%	2,992	<b>Assessed</b>	2,992	276.55
<b>Year Frozen</b>	0	<b>Improvements</b>	0	0		0	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	27,203	27,203		2,992	<b>Total Taxable</b>	2,992	277.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660058761	SMITH, C H CONSTRUCTION INC			17	27,203	0	2,992	277.00
2024	2024-660058761	SMITH, C H CONSTRUCTION INC			17	27,203	0	2,992	277.00
2023	2023-660058761	SMITH, C H CONSTRUCTION INC			17	27,203	0	2,992	274.00
2022	2022-660058761	SMITH, C H CONSTRUCTION INC			17	27,203	0	2,992	277.00
2021	2021-660058761	SMITH, C H CONSTRUCTION INC			17	27,203	0	2,992	264.00
2020	2020-660058761	SMITH, C H CONSTRUCTION INC			17	27,203	0	2,992	274.00
2019	2019-660058761	SMITH, C H CONSTRUCTION INC			17	27,200	0	2,992	277.00
2018	2018-660058761	SMITH, C H CONSTRUCTION INC			17	27,200	0	2,992	276.00
2017	2017-660058761	SMITH, C H CONSTRUCTION INC			17	27,200	0	2,992	275.00
2016	2016-660058761	SMITH, C H CONSTRUCTION INC			17	27,200	0	2,992	281.00
2015	2015-660058761	SMITH, C H CONSTRUCTION INC			17	27,200	0	2,992	270.00
2014	2014-660058761	SMITH, C H CONSTRUCTION INC			17	27,200	0	2,992	277.00
2013	2013-660058761	SMITH, C H CONSTRUCTION INC			17	27,200	0	2,992	274.00



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p style="padding-left: 100px;">0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 73,593.00 x .94 = 69,467</p> <p>Factor Value 0</p> <p>Adjustments 39.16%</p> <p>Lot Value 27,203</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 27,203</p> <p>Cost Approach Value 27,203</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 27,203</p> <p>Total Appraised Value 27,203</p>	