



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	660060724								
Parcel ID	21N16E-20-1-00000-000-0000								
Cadastral ID	20-21-16-02930								
Property Type	REAL - Real Property								
Property Class	UC	VI Area 1							
Tax Area	17 - CLAREMORE OT								
Name ID	322451								
TAILS-A-WAGN LLC									
1199 W COUNTRY CLUB RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01199 COUNTRY CLUB RD								
Subdivision									
Lot/Block	/	Parcel Size 2 - Acres							
Sec/Twn/Rng	20 / 21 / 16 / 1								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29244054 -95.62248900									
N 348.48' E 250' W 500' NW NE									
Building Permits									
Number	Description	Opened	Closed	Amount					
CV23	CV23 NEW CONSTRUCTION	03/2022	10/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	KANDR LLC	07/21/2021	0	4					
/	TAILS-A-WAGN LLC	02/20/2019	0	4					
2659/573	CAGLE, RAYMOND EUGENE &	09/11/2017	210,000	YES					
984/354	RIVERS, CARL	03/15/1995	24,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2018	Land Value	99,999	99,999	11%	11,000	Assessed	52,281 4,832.33	
Year Frozen	0	Improvements	435,998	375,281		41,281	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	535,997	475,280		52,281	Total Taxable	52,281 4,832.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660060724	TAILS-A-WAGN LLC	17	532,391	0	49,791	4,602.00		
2024	2024-660060724	TAILS-A-WAGN LLC	17	431,094	0	47,420	4,383.00		
2023	2023-660060724	TAILS-A-WAGN LLC	17	477,199	0	52,492	4,808.00		
2022	2022-660060724	TAILS-A-WAGN LLC	17	262,873	0	28,516	2,640.00		
2021	2021-660060724	TAILS-A-WAGN LLC	17	248,498	0	27,158	2,398.00		
2020	2020-660060724	KANDR LLC	17	248,498	0	25,865	2,368.00		
2019	2019-660060724	KANDR LLC	17	223,938	0	24,633	2,282.00		
2018	2018-660060724	TAILS-A-WAGN LLC	17	214,029	0	23,543	2,175.00		
2017	2017-660060724	TAILS-A-WAGN LLC	17	208,049	0	22,885	2,102.00		
2016	2016-660060724	CAGLE, RAYMOND EUGENE &	17	176,855	0	19,454	1,826.00		
2015	2015-660060724	CAGLE, RAYMOND EUGENE &	17	247,008	0	19,919	1,796.00		
2014	2014-660060724	CAGLE, RAYMOND EUGENE &	17	247,008	0	18,971	1,759.00		
2013	2013-660060724	CAGLE, RAYMOND EUGENE &	17	169,329	0	18,068	1,653.00		



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	87,120.00 x .88 =	76,230	
Factor Value	0		
Adjustments	131.18%		
Lot Value	99,999		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1017466
Total Building Area	6,229	Image Date	1/18/2023
Total Base Value	484,810	Name	IMG_0022.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements	10,351		
Replacement Cost New	495,161		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	429,224		
Economic Depreciation			
RCNLD (All Sources)	429,224		
Depreciated Improvements			
Outbuilding Value	6,774		
Total Improvement Value	435,998		
Land Value	99,999		
Cost Approach Value	535,997		86.05/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	6,774
Miscellaneous Income		Land Value	99,999
Effective Gross Income (EGI)		Total Appraised Value	535,997
Total Expenses			86.05/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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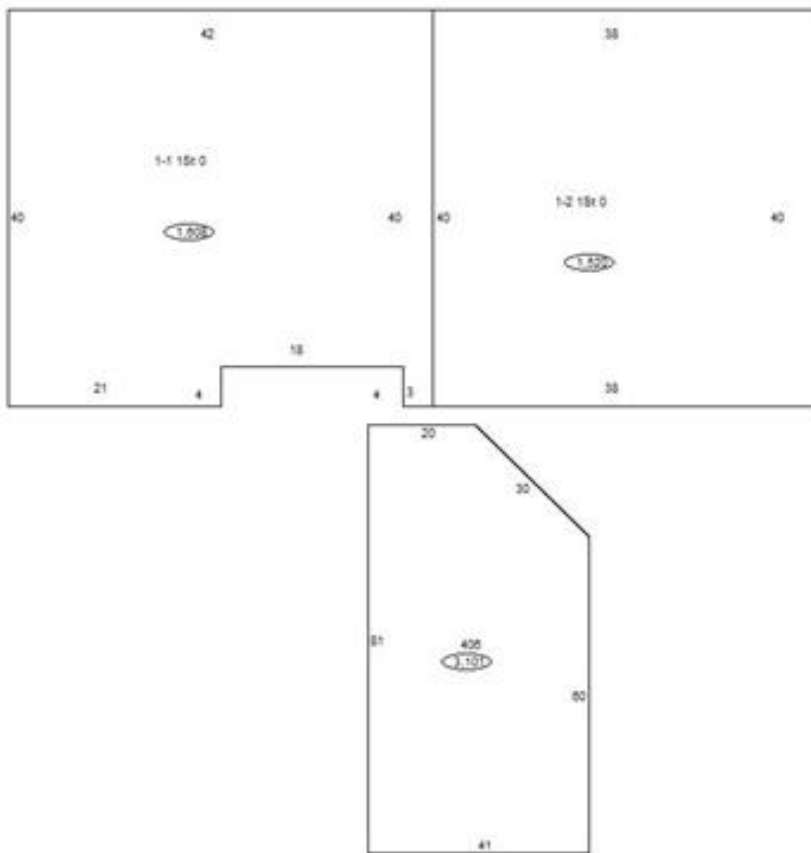
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	1-1 1St 0	1,608	1.000	1,608
2	C	406		13	1-2 1St 0	1,520	1.000	1,520
3	C	406		25	406	3,101	1.000	3,101
Total Building Area						6,229		6,229



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Account 660060724
Parcel ID 21N16E-20-1-00000-000-0000
Cadastral ID 20-21-16-02930

Tax Area Code 17
Property Class UC
Owners Name TAILS-A-WAGN LLC

Building Data

Building ID 4972
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,101
Average Perimeter 232
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2022
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type
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 10/3/2022
Image Name IMG_0008.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-926\IMG_0008.JPG

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 45.43
Wall Cost 21.92
HVAC Cost 13.70
Basement Cost 0.00
Total Base Cost 81.05
Total Area 3,101
Base RCN 251,336
Misc Impr Value 10,351

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 261,687
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (5,234)
Total RCNLD 256,453
Lump Sums
Total Building Value 256,453 \$ 82.70 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	Paving - Concrete	2022	35X65	2,275	4.55		10,351
Total Misc Improvement							10,351



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Parcel ID 21N16E-20-1-00000-000-0000
Cadastral ID 20-21-16-02930

Tax Area Code 17
Property Class UC
Owners Name TAILS-A-WAGN LLC

Building Data

Building ID 1324
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,128
Average Perimeter 328
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1996
Effective Age 15
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
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 IMG_0022.JPG
Image Date 1/18/2023
Image Name IMG_0022.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 42.29
Wall Cost 20.43
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 74.64
Total Area 3,128
Base RCN 233,474
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 233,474
Physical Depreciation 26%
Functional Depreciation
Total Depreciation 26% (60,703)
Total RCNLD 172,771
Lump Sums
Total Building Value 172,771 \$ 55.23 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	ASPHALT PAVINGV2240SF	0x0x0			4,570
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 4,570)			4,570	914	3,656
	FLV	CONC PAVING 840SF	0x0x0			3,898
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 3,898)			3,898	780	3,118
	Total Site Improvement Value					6,774