



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:35:05
 Page 1

Assessment Data					Primary Image				
Account	660072891								
Parcel ID	21N15E-12-4-00000-000-0000								
Cadastral ID	12-21-15-00630								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	4						
Tax Area	17 - CLAREMORE OT								
Name ID	326819								
TANDY, SUE LIVING TRUST									
2307 HOLLY RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	02950 HOLLY RD								
Subdivision									
Lot/Block	/	Parcel Size	26.68 - Acres						
Sec/Twn/Rng	12 / 21 / 15 / 4								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
REVAL 2023 5/17/2022									
Legal Description Lat/Long: 36.30886247 -95.65314029									
TR IN SE SE DESC AS; BEG AT SE/C SE SE, TH N 979.29' TO SE/C TURNBERRY ADDN, TH S 89- 57-39 W 135', N 87-45-36 W 105.06', N 78 27-48 W 661.10', S 89-59-11 W 102.07', S 00-00- 49 E 267.94', S 89-59 11 W 328.52' TO W/L SE SE, TH S 848.56' TO SW/C SE SE, TH E 1318 71' TO POB & LESS 2 TR TO ODOT DESC AS: STRIP BEG PT									
Building Permits									
Number	Description	Opened	Closed	Amount					
BLDPC 18 0168	R20-NEW MINI STORAGE	10/2018	10/2019	140,000					
R10	PICK UP ALL NEW BLDGS	04/2009	04/2011						
3856	COMM R8-NEW MINI STG BLDGS	10/2007	04/2011	400,000					
3038	(COM) R4 FOR MINI STG FACILITY	12/2002	03/2004	230,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	TANDY, SHAN NORMAN	04/19/2022	0	WB					
/	TANDY, SUE ANN	03/29/2022	0	WB					
/	TANDY, SUE A	01/30/2022	0	WB					
2541/514	TANDY, TERRY & SUE A	04/07/2016	0	4					
1419/920	HEALTHCARE ENTERPRISES INC	10/31/2002	465,000	YES					
1151/667	CFPW DEVELOPMENT LLC	01/11/1999	200,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2003	Land Value	363,935	363,935	11%	40,033	Assessed	296,783	
Year Frozen	0	Improvements	3,588,510	2,334,086		256,750	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00	
TIF Project ID	0	Total Value	3,952,445	2,698,021		296,783	Total Taxable	296,783	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660072891	TANDY, SUE	17	3,926,238	0	282,650	26,125.00		
2024	2024-660072891	TANDY, SUE	17	2,452,487	0	269,191	24,879.00		
2023	2023-660072891	TANDY, SUE ANN	17	2,771,657	0	256,372	23,484.00		
2022	2022-660072891	TANDY, SUE ANN	17	2,675,684	0	244,164	22,602.00		
2021	2021-660072891	TANDY, SUE A	17	2,298,811	0	232,537	20,533.00		
2020	2020-660072891	TANDY, SUE A	17	2,298,811	0	221,464	20,279.00		
2019	2019-660072891	TANDY, SUE A	17	1,966,347	0	187,245	17,343.00		
2018	2018-660072891	TANDY, SUE A	17	1,876,879	0	178,329	16,478.00		
2017	2017-660072891	TANDY, SUE A	17	1,876,874	0	169,837	15,598.00		
2016	2016-660072891	TANDY, SUE A	17	1,876,874	0	161,749	15,182.00		
2015	2015-660072891	TANDY, TERRY & SUE A	17	1,400,429	0	154,047	13,893.00		
2014	2014-660072891	TANDY, TERRY & SUE A	17	1,404,397	0	154,483	14,325.00		
2013	2013-660072891	TANDY, TERRY & SUE A	17	1,400,858	0	154,094	14,101.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	1,162,180.00 x .31 = 358,063		
Factor Value	0		
Adjustments	101.64%		
Lot Value	363,935		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	998674
Total Building Area	73,200	Image Date	5/17/2022
Total Base Value	4,590,066	Name	IMG_0030.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements			
Replacement Cost New	4,590,066		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	3,611,086		
Economic Depreciation	5%		
RCNLD (All Sources)	3,430,532		
Depreciated Improvements			
Outbuilding Value	157,978		
Total Improvement Value	3,588,510		
Land Value	363,935		
Cost Approach Value	3,952,445	54.00/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	157,978
Miscellaneous Income		Land Value	363,935
Effective Gross Income (EGI)		Total Appraised Value	3,952,445
Total Expenses			54.00/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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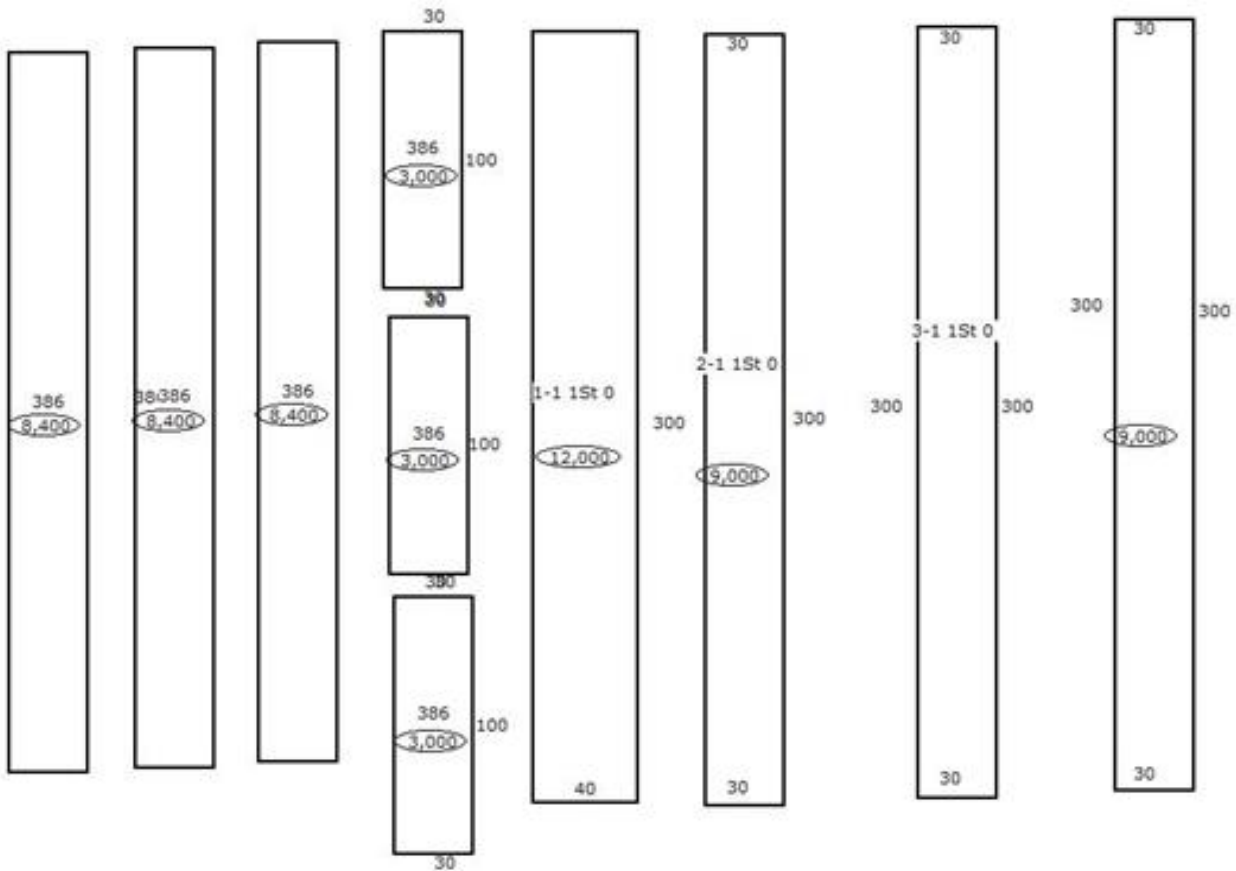
Date 04/17/2026

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Sketch Image

660072891



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		59	1-1 1St 0	12,000	1.000	12,000
2	C	386		59	2-1 1St 0	9,000	1.000	9,000
3	C	386		59	3-1 1St 0	9,000	1.000	9,000
4	C	386		59	386	9,000	1.000	9,000
5	C	386		59	386	3,000	1.000	3,000
6	C	386		59	386	3,000	1.000	3,000
7	C	386		59	386	3,000	1.000	3,000
8	C	386		59	386	8,400	1.000	8,400
9	C	386		59	386	8,400	1.000	8,400
10	C	386		59	386	8,400	1.000	8,400
Total Building Area						73,200		73,200



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Account 660072891
Parcel ID 21N15E-12-4-00000-000-0000
Cadastral ID 12-21-15-00630

Tax Area Code 17
Property Class UC
Owners Name TANDY, SUE

Building Data

Building ID 4492
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,400
Average Perimeter 620
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2019
Effective Age 4
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
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 IMG_0009.JPG
Image Date 10/11/2019
Image Name IMG_0009.JPG
Description \\tsclient\C\TOMS PC PICS\2019-10-03\IMG_0009.JPG

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.90
Wall Cost 14.38
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 63.28
Total Area 8,400
Base RCN 531,552
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 531,552
Physical Depreciation 7%
Functional Depreciation
Total Depreciation 7% (37,209)
Total RCNLD 494,343
Lump Sums
Total Building Value 494,343 \$ 58.85 Per SqFt



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Account 660072891
Parcel ID 21N15E-12-4-00000-000-0000
Cadastral ID 12-21-15-00630

Tax Area Code 17
Property Class UC
Owners Name TANDY, SUE

Building Data

Building ID 4487
Building Sequence 2
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,000
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2006
Effective Age 10
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
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 IMG_0012.JPG
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Description \\tsclient\C\TOMS PC PICS\2019-10-03\IMG_0012.JPG

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.65
Wall Cost 16.89
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 65.54
Total Area 3,000
Base RCN 196,620
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 196,620
Physical Depreciation 21%
Functional Depreciation
Total Depreciation 21% (41,290)
Total RCNLD 155,330
Lump Sums
Total Building Value 155,330 \$ 51.78 Per SqFt



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Account 660072891
Parcel ID 21N15E-12-4-00000-000-0000
Cadastral ID 12-21-15-00630

Tax Area Code 17
Property Class UC
Owners Name TANDY, SUE

Building Data

Building ID 4488
Building Sequence 3
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,000
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2006
Effective Age 10
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
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

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Image Date 10/11/2019
Image Name IMG_0013.JPG
Description \\tsclient\C\TOMS PC PICS\2019-10-03\IMG_0013.JPG

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.65
Wall Cost 16.89
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 65.54
Total Area 3,000
Base RCN 196,620
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 196,620
Physical Depreciation 21%
Functional Depreciation
Total Depreciation 21% (41,290)
Total RCNLD 155,330
Lump Sums
Total Building Value 155,330 \$ 51.78 Per SqFt



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Account 660072891
Parcel ID 21N15E-12-4-00000-000-0000
Cadastral ID 12-21-15-00630

Tax Area Code 17
Property Class UC
Owners Name TANDY, SUE

Building Data

Building ID 4489
Building Sequence 4
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,000
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2006
Effective Age 10
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
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 IMG_0014.JPG
Image Date 10/11/2019
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Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.65
Wall Cost 16.89
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 65.54
Total Area 3,000
Base RCN 196,620
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 196,620
Physical Depreciation 21%
Functional Depreciation
Total Depreciation 21% (41,290)
Total RCNLD 155,330
Lump Sums
Total Building Value 155,330 \$ 51.78 Per SqFt



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Account 660072891
Parcel ID 21N15E-12-4-00000-000-0000
Cadastral ID 12-21-15-00630

Tax Area Code 17
Property Class UC
Owners Name TANDY, SUE

Building Data

Building ID 4490
Building Sequence 5
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,400
Average Perimeter 620
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2006
Effective Age 10
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
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

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Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.90
Wall Cost 14.38
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 63.28
Total Area 8,400
Base RCN 531,552
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 531,552
Physical Depreciation 21%
Functional Depreciation
Total Depreciation 21% (111,626)
Total RCNLD 419,926
Lump Sums
Total Building Value 419,926 \$ 49.99 Per SqFt



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Account 660072891
Parcel ID 21N15E-12-4-00000-000-0000
Cadastral ID 12-21-15-00630

Tax Area Code 17
Property Class UC
Owners Name TANDY, SUE

Building Data

Building ID 4491
Building Sequence 6
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,400
Average Perimeter 620
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2006
Effective Age 10
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
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

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Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.90
Wall Cost 14.38
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 63.28
Total Area 8,400
Base RCN 531,552
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 531,552
Physical Depreciation 21%
Functional Depreciation
Total Depreciation 21% (111,626)
Total RCNLD 419,926
Lump Sums
Total Building Value 419,926 \$ 49.99 Per SqFt



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Account 660072891
Parcel ID 21N15E-12-4-00000-000-0000
Cadastral ID 12-21-15-00630

Tax Area Code 17
Property Class UC
Owners Name TANDY, SUE

Building Data

Building ID 1659
Building Sequence 7
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 12,000
Average Perimeter 680
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2003
Effective Age 12
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
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 IMG_0016.JPG
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Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 49.25
Wall Cost 9.02
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 58.27
Total Area 12,000
Base RCN 699,240
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 699,240
Physical Depreciation 26%
Functional Depreciation
Total Depreciation 26% (181,802)
Total RCNLD 517,438
Lump Sums
Total Building Value 517,438 \$ 43.12 Per SqFt



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Account 660072891
Parcel ID 21N15E-12-4-00000-000-0000
Cadastral ID 12-21-15-00630

Tax Area Code 17
Property Class UC
Owners Name TANDY, SUE

Building Data

Building ID 1660
Building Sequence 8
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,000
Average Perimeter 660
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2003
Effective Age 12
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
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

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Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.91
Wall Cost 11.67
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 60.58
Total Area 9,000
Base RCN 545,220
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 545,220
Physical Depreciation 26%
Functional Depreciation
Total Depreciation 26% (141,757)
Total RCNLD 403,463
Lump Sums
Total Building Value 403,463 \$ 44.83 Per SqFt



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Account 660072891
Parcel ID 21N15E-12-4-00000-000-0000
Cadastral ID 12-21-15-00630

Tax Area Code 17
Property Class UC
Owners Name TANDY, SUE

Building Data

Building ID 1661
Building Sequence 9
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,000
Average Perimeter 660
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2003
Effective Age 12
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
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



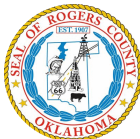
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Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.91
Wall Cost 11.67
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 60.58
Total Area 9,000
Base RCN 545,220
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 545,220
Physical Depreciation 26%
Functional Depreciation
Total Depreciation 26% (141,757)
Total RCNLD 403,463
Lump Sums
Total Building Value 403,463 \$ 44.83 Per SqFt



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Account 660072891
Parcel ID 21N15E-12-4-00000-000-0000
Cadastral ID 12-21-15-00630

Tax Area Code 17
Property Class UC
Owners Name TANDY, SUE

Building Data

Building ID 2197
Building Sequence 10
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,000
Average Perimeter 660
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2006
Effective Age 10
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
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



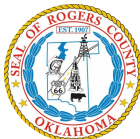
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Image Date 10/11/2019
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Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.91
Wall Cost 19.52
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 68.43
Total Area 9,000
Base RCN 615,870
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 615,870
Physical Depreciation 21%
Functional Depreciation
Total Depreciation 21% (129,333)
Total RCNLD 486,537
Lump Sums
Total Building Value 486,537 \$ 54.06 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			145,200
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (2.72 x 145,200)			394,944	236,966		157,978
Total Site Improvement Value						157,978