



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	660083033								
Parcel ID	21N17E-10-4-00000-000-0000								
Cadastral ID	10-21-17-00510								
Property Type	REAL - Real Property								
Property Class	RCL	VI Area 3							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	318216								
SAFFA ENTERPRISES INC									
1910 NE OAKRIDGE DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	19845 E HWY 20								
Subdivision									
Lot/Block	/	Parcel Size	.93 - Acres						
Sec/Twn/Rng	10 / 21 / 17 / 4								
Neighborhood	5001 - TASC 2016								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.30838338 -95.47486571									
BEG AT INTERSECTION OF W/L OF SE/4 SE/4 AND N ROW/L OF HWY 20; TH S 73-52-37 E 130.45' TO POB; TH S 73-52-37E 119.13' TO CURVE TO LEFT WITH CHORD BEARING OF S 75-06-07 E AND A RADIUS OF 6 466.05', 279.88' TO A POINT; TH ON CURVE TO THE RIGHT WITH A CHORD BEARING									
Building Permits									
Number	Description	Opened	Closed	Amount					
CV20-000017	CV23-CONVERTING UNITS TO MED. M	04/2020	02/2023						
R20-000030	R22-ADDING A HALLWAY	01/2020	05/2021						
R10	ROLL NEW CONSTRUCTION	07/2009	03/2010						
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2546/690	OWENS, DARALD J &	05/03/2016	250,000	YES
					2110/79	SPIRITBANK	06/04/2010	180,000	YES
					2091/783	FAUST, STEPHEN W & SHERRI-L	03/11/2010	0	10
					1529/116	NEWMAN, GARY L &	09/29/2003	55,667	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2017	Land Value	49,517	49,517	11%	5,447	Assessed	75,345	7,407.92
Year Frozen	0	Improvements	897,469	635,437		69,898	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	946,986	684,954		75,345	Total Taxable	75,345	7,408.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660083033	SAFFA ENTERPRISES INC	94	758,962	0	71,757	7,056.00		
2024	2024-660083033	SAFFA ENTERPRISES INC	94	621,275	0	68,340	7,154.00		
2023	2023-660083033	SAFFA ENTERPRISES INC	94	668,330	0	71,013	7,583.00		
2022	2022-660083033	SAFFA ENTERPRISES INC	94	557,866	0	37,944	4,090.00		
2021	2021-660083033	SAFFA ENTERPRISES INC	94	448,440	0	30,925	3,222.00		
2020	2020-660083033	SAFFA ENTERPRISES INC	94	450,920	0	29,453	3,064.00		
2019	2019-660083033	SAFFA ENTERPRISES INC	94	255,000	0	28,050	2,877.00		
2018	2018-660083033	SAFFA ENTERPRISES INC	94	255,000	0	28,050	2,907.00		
2017	2017-660083033	SAFFA ENTERPRISES INC	94	469,506	0	51,646	5,281.00		
2016	2016-660083033	SAFFA ENTERPRISES INC	94	469,506	0	22,921	2,335.00		
2015	2015-660083033	OWENS, DARALD J &	94	337,838	0	21,830	2,271.00		
2014	2014-660083033	OWENS, DARALD J &	94	337,838	0	20,790	2,126.00		
2013	2013-660083033	OWENS, DARALD J &	94	180,000	0	19,800	1,995.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0.93		
Non-Ag Acres	1.026		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	44,698.00 x 1.23 = 55,019		
Factor Value	0		
Adjustments	90%		
Lot Value	49,517		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	937119
Total Building Area	14,590	Image Date	8/20/2020
Total Base Value	934,655	Name	IMG_0020.JPG
Modifier Value		Description	C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-08-05\IMG_0020.JPG
Misc Improvements	22,584		
Replacement Cost New	957,239		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	887,569		
Economic Depreciation			
RCNLD (All Sources)	887,569		
Depreciated Improvements			
Outbuilding Value	9,900		
Total Improvement Value	897,469		
Land Value	49,517		
Cost Approach Value	946,986	64.91/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	9,900
Miscellaneous Income		Land Value	49,517
Effective Gross Income (EGI)		Total Appraised Value	946,986
Total Expenses			64.91/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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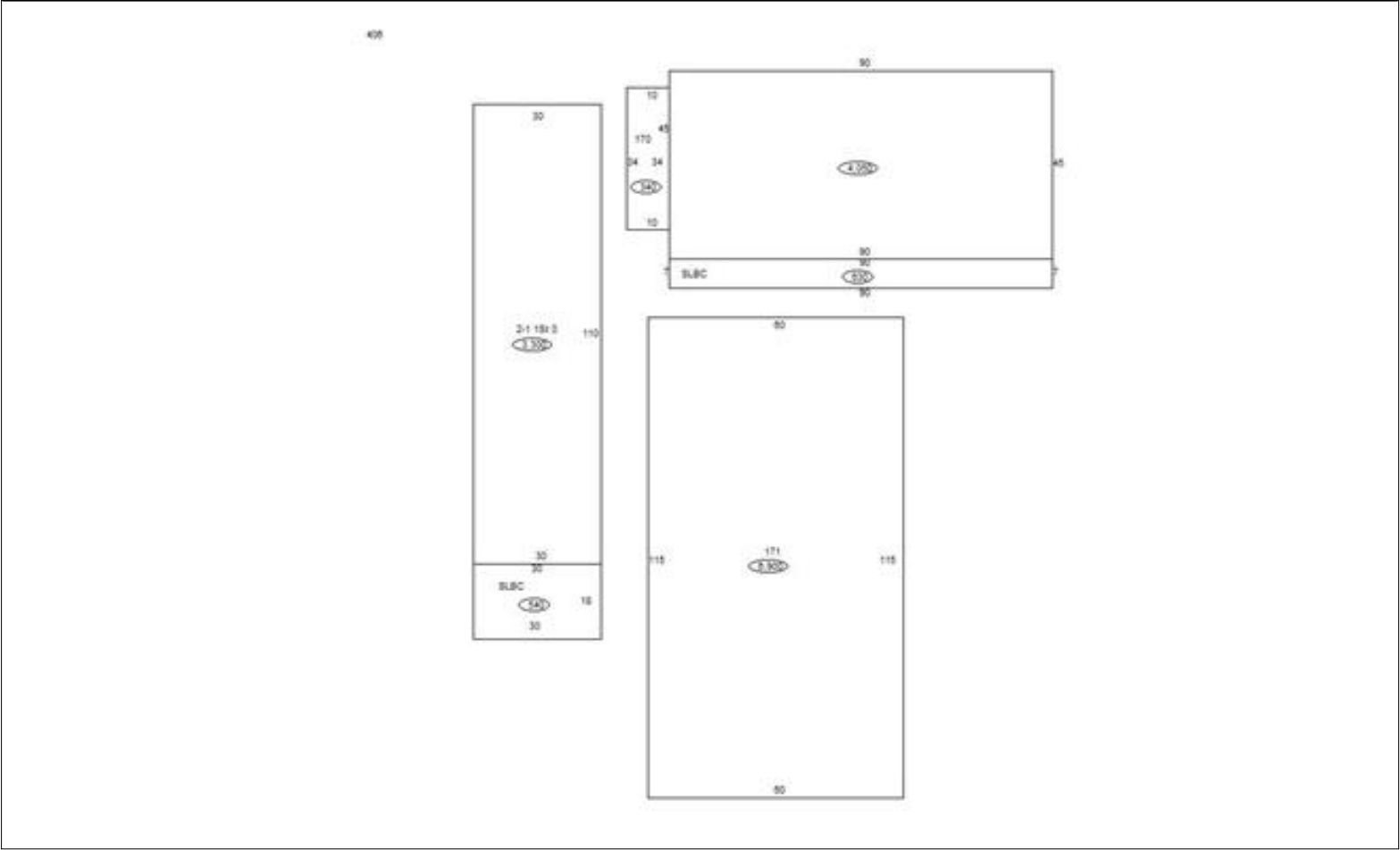
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		25	406	4,050	1.000	4,050
2	C	386		25	2-1 1St 0	3,300	1.000	3,300
3	M	PRCH		25	SLBC	540	1.000	540
4	M	PRCH		25	SLBC	630	1.000	630
5	C	170		25	170	340	1.000	340
6	C	171		25	171	6,900	1.000	6,900
Total Building Area						14,590		14,590



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Account 660083033
Parcel ID 21N17E-10-4-00000-000-0000
Cadastral ID 10-21-17-00510

Tax Area Code 94
Property Class RCL
Owners Name SAFFA ENTERPRISES INC

Building Data

Building ID 4996
Building Sequence 1
Occupancy 1 171 Institutional Greenhouse, Medium 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,900
Average Perimeter 350
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 2022
Effective Age 1
Construction Class 7 - Pre-Engineered Steel Frame
Quality 5 - Very Good
Condition 5 - Very Good
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
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_0004.JPG
Image Date 2/1/2023
Image Name IMG_0004.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-928\IMG_0004.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 28.63
Wall Cost 0.00
HVAC Cost 20.15
Basement Cost 0.00
Total Base Cost 48.78
Total Area 6,900
Base RCN 336,582
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 336,582
Physical Depreciation 1%
Functional Depreciation
Total Depreciation 1% (3,366)
Total RCNLD 333,216
Lump Sums
Total Building Value 333,216 \$ 48.29 Per SqFt



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Account 660083033
 Parcel ID 21N17E-10-4-00000-000-0000
 Cadastral ID 10-21-17-00510

Tax Area Code 94
 Property Class RCL
 Owners Name SAFFA ENTERPRISES INC

Building Data

Building ID 1864
 Building Sequence 2
 Occupancy 1 386 Mini-Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 3,300
 Average Perimeter 280
 Number Of Storys 1.00
 Average Wall Ht 8.00
 Year Built 2005
 Effective Age 8
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 4 - Good
 Condition 4 - Good
 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_0027.JPG
 Image Date 3/23/2021
 Image Name IMG_0027.JPG
 Description REVAL 2022

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 66.08
 Wall Cost 17.55
 HVAC Cost 0.00
 Basement Cost 0.00
 Total Base Cost 83.63
 Total Area 3,300
 Base RCN 275,979
 Misc Impr Value 11,653

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 287,632
 Physical Depreciation 8%
 Functional Depreciation
 Total Depreciation 8% (23,011)
 Total RCNLD 264,621
 Lump Sums
 Total Building Value 264,621 \$ 80.19 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		30x18	540	21.58		11,653
Total Misc Improvement							11,653



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Account 660083033
Parcel ID 21N17E-10-4-00000-000-0000
Cadastral ID 10-21-17-00510

Tax Area Code 94
Property Class RCL
Owners Name SAFFA ENTERPRISES INC

Building Data

Building ID 2219
Building Sequence 3
Occupancy 1 406 Storage Warehouse 92%
Occupancy 2 170 Institutional Greenhouse, Small 8%
Occupancy 3
Total Floor Area 4,390
Average Perimeter 358
Number Of Storys 1.00
Average Wall Ht 9.00
Year Built 2005
Effective Age 11
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

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_0025.JPG
Image Date 3/23/2021
Image Name IMG_0025.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 44.86
Wall Cost 14.76
HVAC Cost 13.75
Basement Cost 0.00
Total Base Cost 73.37
Total Area 4,390
Base RCN 322,094
Misc Impr Value 10,931

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 333,025
Physical Depreciation 13%
Functional Depreciation
Total Depreciation 13% (43,293)
Total RCNLD 289,732
Lump Sums
Total Building Value 289,732 \$ 66.00 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		90x7	630	17.35		10,931
Total Misc Improvement							10,931



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	SINGLE FACE PLASTIC ILLUM SIGN	4x20x0			8,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 8,000)		8,000	2,000	6,000
	FLV	STG \$10 SF	13x30x0			3,900
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 3,900)		3,900		3,900
Total Site Improvement Value						9,900