



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:43:38
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Assessment Data					Primary Image																																																																																																																				
Account 660083439 Parcel ID 000000-00-0-00532-002-0001 Cadastral ID 33-22-16-01310 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 24 - SEQUOYAH/CLARE OT/NO F Name ID 303316 KYLELESS PROPERTIES LLC KYLE HRDLICKA 1220 N FLORENCE AVE CLAREMORE OK 74019-0000 Parcel Location Situs 03075 MEDICAL PKWY Subdivision NORTH PARK Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 33 / 22 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33761682 -95.59955374										Building Permits <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>R17</td> <td>R17-NEW BUILD OUT</td> <td>11/2016</td> <td></td> <td></td> </tr> <tr> <td>R12</td> <td>3038 SQ FT BUILD-OUT FOR CHEROK</td> <td>11/2011</td> <td>01/2012</td> <td></td> </tr> <tr> <td>R9</td> <td>ROLL VALUE-TOOK OFF BUILDER'S C</td> <td>10/2008</td> <td>03/2009</td> <td></td> </tr> <tr> <td>3980</td> <td>BUILD-OUT FOR TTCU</td> <td>09/2008</td> <td>03/2009</td> <td></td> </tr> <tr> <td>3553</td> <td>R6 FOR NEW RETAIL STORES @ 14,8'</td> <td>09/2005</td> <td>09/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17	R17-NEW BUILD OUT	11/2016			R12	3038 SQ FT BUILD-OUT FOR CHEROK	11/2011	01/2012		R9	ROLL VALUE-TOOK OFF BUILDER'S C	10/2008	03/2009		3980	BUILD-OUT FOR TTCU	09/2008	03/2009		3553	R6 FOR NEW RETAIL STORES @ 14,8'	09/2005	09/2006																																																																														
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	62100		
Non-Ag Acres	1.803		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	78,518.00 x .92 = 71,929		
Factor Value	0		
Adjustments			
Lot Value	71,929		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1034090
Total Building Area	12,480	Image Date	10/19/2023
Total Base Value	1,307,155	Name	IMG_0001.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	1,307,155		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	928,080		
Economic Depreciation			
RCNLD (All Sources)	928,080		
Depreciated Improvements			
Outbuilding Value	292,277		
Total Improvement Value	1,220,357		
Land Value	71,929		
Cost Approach Value	1,292,286		
			103.55/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	292,277
Miscellaneous Income		Land Value	71,929
Effective Gross Income (EGI)		Total Appraised Value	1,292,286
Total Expenses			103.55/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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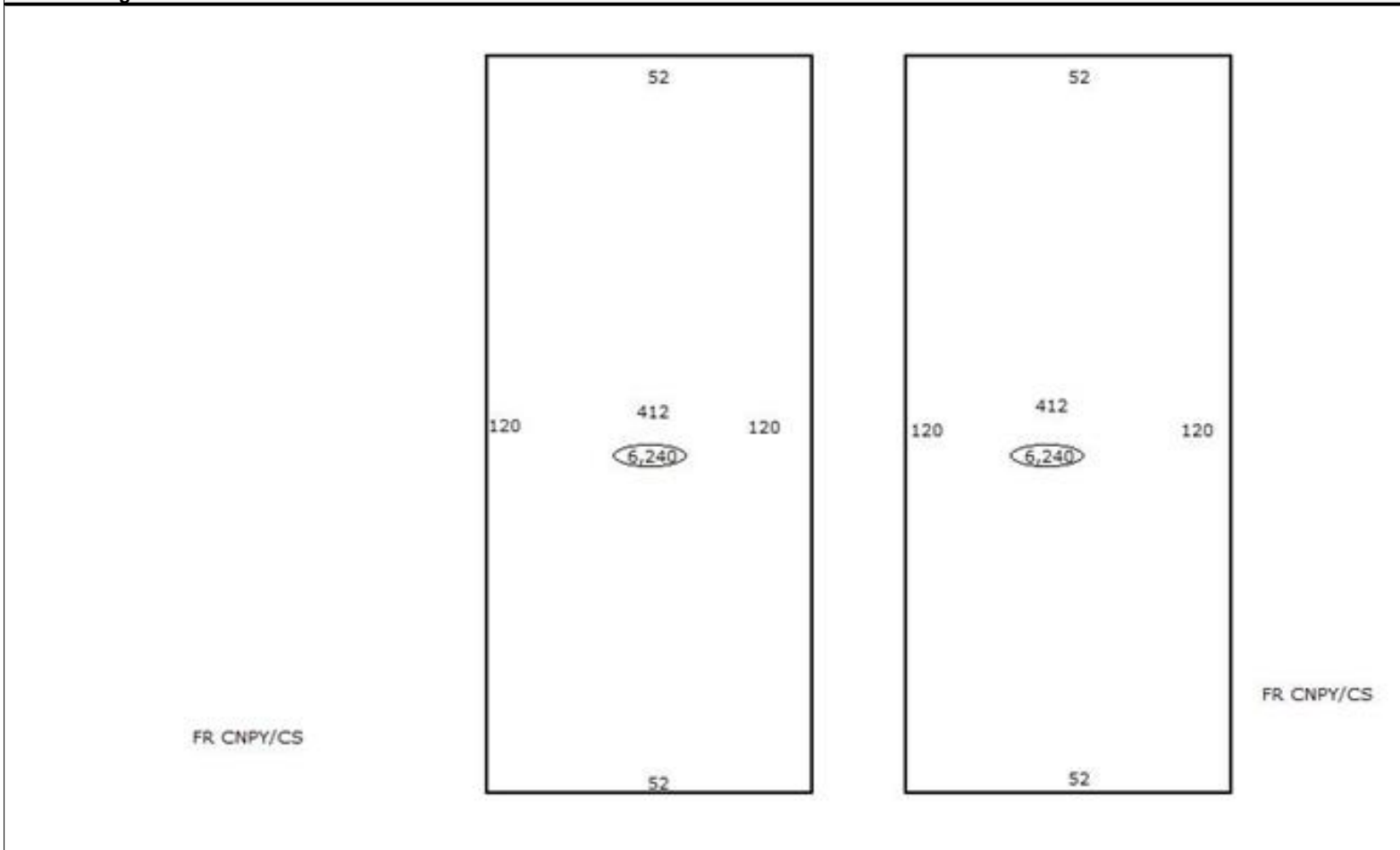
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Sketch Image

660083439



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		25	412	6,240	1.000	6,240
2	C	412		25	412	6,240	1.000	6,240
3	N	0		25	FR CNPY/CS		0.000	
4	N	0		25	FR CNPY/CS		0.000	
5	N	0		25	FR CNPY/CS		0.000	
Total Building Area						12,480		12,480



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Account 660083439
Parcel ID 000000-00-0-00532-002-0001
Cadastral ID 33-22-16-01310

Tax Area Code 24
Property Class UCP
Owners Name KYLELESS PROPERTIES LLC

Building Data

Building ID 2191
Building Sequence 1
Occupancy 1 412 Neighborhood Shopping Ctr 100%
Occupancy 2
Occupancy 3
Total Floor Area 12,480
Average Perimeter 568
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 2006
Effective Age 13
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 7 - Brick, Solid
Heating/Cooling 7 - Package Unit
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_0001.JPG
Image Date 10/19/2023
Image Name IMG_0001.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 64.65
Wall Cost 25.36
HVAC Cost 14.73
Basement Cost 0.00
Total Base Cost 104.74
Total Area 12,480
Base RCN 1,307,155
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,307,155
Physical Depreciation 29%
Functional Depreciation
Total Depreciation 29% (379,075)
Total RCNLD 928,080
Lump Sums
Total Building Value 928,080 \$ 74.37 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
FLV		MERCURY VAPOR LIGHTS (10)	0x0x0			11,000
Qual		Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 11,000)		11,000	550	10,450
FLV		MTL LIGHT POLES 10 @ 24'	0x0x0			16,800
Qual		Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 16,800)		16,800	840	15,960
FLV		SF PLASTIC ILL SIGN	14x10x0			11,340
Qual		Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 11,340)		11,340	567	10,773
PAVA		PAVING - ASPHALT	0x0x0			49,655
Qual		Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.72 x 49,655)		135,062	6,753	128,309
FLV		BANK EQUIPMENT	0x0x0			12,428
Qual		Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 12,428)		12,428	621	11,807
FLV		PNEUMATIC TUBE 1ST	0x0x0			27,350
Qual		Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 27,350)		27,350	1,368	25,982
FLV		PNEUMATIC TUBE 2ND	0x0x0			21,880
Qual		Cond	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 21,880)		21,880	1,094	20,786



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FLV	FRAME CANOPIES 4 @ 7*30	0x0x0			16,800
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 16,800)		16,800	840	15,960

FLV	CONC SLABS 4 @ 7*30	0x0x0			4,200
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 4,200)		4,200	210	3,990

FLV	FRAME CANOPY	112x10x0			22,400
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 22,400)		22,400	1,120	21,280

FLV	CONC SLAB	112x10x0			5,600
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 5,600)		5,600	280	5,320

FLV	FRAME CANOPY	38x24x0			18,240
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 18,240)		18,240	912	17,328

FLV	CONC SLAB	38x24x0			4,560
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 4,560)		4,560	228	4,332

Total Site Improvement Value	292,277
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