



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:13:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660086097 Parcel ID 22N16E-33-3-00000-000-0000 Cadastral ID 33-22-16-00431 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 15 - OOLOGAH SD-CLAREMORE CIT Name ID 288549 PRYER REAL ESTATE CLAREMORE LLC 2230 N SHERIDAN RD TULSA OK 74115-0000 Parcel Location Situs 03301 CIEDA RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 33 / 22 / 16 / 3 Neighborhood 5001 - TASC 2016 School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34080915 -95.60907101 COMM AT SE/C SW/4; TH N89-58-50W 850'; TH N00-04-06W 955' TO POB; TH N89-58-50W 720'; TH N11-17-03E 840'; TH N80E 390'; TH S76 28-19E 248.5'; TH S86-51-49E 490.13'; TH S41-14-32W 194.07'; TH ON CURVE TO LEFT WITH RADIUS OF 280' AND LENGTH OF 201.87'; TH S00-04-01E																																																																																																																									
Exemptions					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>R6</td> <td>ROLL NEW SALE</td> <td>05/2005</td> <td>01/2006</td> <td>600,000</td> </tr> <tr> <td>3448</td> <td>R6 COMM IMPROVEMENTS</td> <td>04/2005</td> <td>10/2005</td> <td>2,419,800</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R6	ROLL NEW SALE	05/2005	01/2006	600,000	3448	R6 COMM IMPROVEMENTS	04/2005	10/2005	2,419,800																																																																																																	
Number	Description	Opened	Closed	Amount																																																																																																																					
R6	ROLL NEW SALE	05/2005	01/2006	600,000																																																																																																																					
3448	R6 COMM IMPROVEMENTS	04/2005	10/2005	2,419,800																																																																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History																																																																																																										
Code	Type	Active	Maximum	Exemption																																																																																																																					
					<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1671/804</td> <td>CLAREMORE INDUSTRIAL &</td> <td>04/14/2005</td> <td>0</td> <td>11</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1671/804	CLAREMORE INDUSTRIAL &	04/14/2005	0	11																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1671/804	CLAREMORE INDUSTRIAL &	04/14/2005	0	11																																																																																																																					
Parcel Valuation																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2006</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2006	Year Frozen	0	Uncapped Value	0	TIF Project ID	0	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>176,134</td> <td>176,134</td> <td>19,375</td> </tr> <tr> <td>Improvements</td> <td>2,874,820</td> <td>1,611,316</td> <td>177,245</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>3,050,954</td> <td>1,787,450</td> <td>196,620</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value	176,134	176,134	19,375	Improvements	2,874,820	1,611,316	177,245	Mobile Home	0	0	0	Total Value	3,050,954	1,787,450	196,620	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>108.182</td> <td>21,270.65</td> </tr> <tr> <td>Assessed</td> <td>196,620</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>0</td> </tr> <tr> <td>Total Taxable</td> <td>196,620</td> </tr> </tbody> </table>		Levy Rate	Current Tax	108.182	21,270.65	Assessed	196,620	Penalty	0	Exemption	0	Total Taxable	196,620																																																																									
Source	REAL																																																																																																																								
Remove Cap	2006																																																																																																																								
Year Frozen	0																																																																																																																								
Uncapped Value	0																																																																																																																								
TIF Project ID	0																																																																																																																								
Fair Cash	Capped	Asmnt Level	Assessed																																																																																																																						
Land Value	176,134	176,134	19,375																																																																																																																						
Improvements	2,874,820	1,611,316	177,245																																																																																																																						
Mobile Home	0	0	0																																																																																																																						
Total Value	3,050,954	1,787,450	196,620																																																																																																																						
Levy Rate	Current Tax																																																																																																																								
108.182	21,270.65																																																																																																																								
Assessed	196,620																																																																																																																								
Penalty	0																																																																																																																								
Exemption	0																																																																																																																								
Total Taxable	196,620																																																																																																																								
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660086097</td><td>PRYER REAL ESTATE CLAREMORE LLC</td><td>15</td><td>3,153,138</td><td>0</td><td>187,257</td><td>20,258.00</td></tr> <tr><td>2024</td><td>2024-660086097</td><td>PRYER REAL ESTATE CLAREMORE LLC</td><td>15</td><td>1,621,271</td><td>0</td><td>178,340</td><td>18,678.00</td></tr> <tr><td>2023</td><td>2023-660086097</td><td>PRYER REAL ESTATE CLAREMORE LLC</td><td>15</td><td>3,043,963</td><td>0</td><td>289,569</td><td>30,112.00</td></tr> <tr><td>2022</td><td>2022-660086097</td><td>PRYER REAL ESTATE CLAREMORE LLC</td><td>15</td><td>3,021,610</td><td>0</td><td>275,780</td><td>28,547.00</td></tr> <tr><td>2021</td><td>2021-660086097</td><td>PRYER REAL ESTATE CLAREMORE LLC</td><td>15</td><td>2,387,702</td><td>0</td><td>262,647</td><td>27,381.00</td></tr> <tr><td>2020</td><td>2020-660086097</td><td>PRYER REAL ESTATE CLAREMORE LLC</td><td>15</td><td>2,387,702</td><td>0</td><td>252,704</td><td>26,731.00</td></tr> <tr><td>2019</td><td>2019-660086097</td><td>PRYER REAL ESTATE CLAREMORE LLC</td><td>15</td><td>2,242,797</td><td>0</td><td>240,671</td><td>24,978.00</td></tr> <tr><td>2018</td><td>2018-660086097</td><td>PRYER REAL ESTATE CLAREMORE LLC</td><td>15</td><td>2,179,922</td><td>0</td><td>229,210</td><td>24,613.00</td></tr> <tr><td>2017</td><td>2017-660086097</td><td>PRYER REAL ESTATE CLAREMORE LLC</td><td>15</td><td>2,179,922</td><td>0</td><td>218,295</td><td>24,846.00</td></tr> <tr><td>2016</td><td>2016-660086097</td><td>PRYER REAL ESTATE CLAREMORE,</td><td>10</td><td>2,179,922</td><td>0</td><td>207,900</td><td>21,527.00</td></tr> <tr><td>2015</td><td>2015-660086097</td><td>PRYER REAL ESTATE CLAREMORE,</td><td>10</td><td>1,800,000</td><td>0</td><td>198,000</td><td>19,398.00</td></tr> <tr><td>2014</td><td>2014-660086097</td><td>PRYER REAL ESTATE CLAREMORE,</td><td>10</td><td>1,800,000</td><td>0</td><td>198,000</td><td>19,371.00</td></tr> <tr><td>2013</td><td>2013-660086097</td><td>PRYER REAL ESTATE CLAREMORE,</td><td>10</td><td>1,800,000</td><td>0</td><td>198,000</td><td>18,735.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	3,153,138	0	187,257	20,258.00	2024	2024-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	1,621,271	0	178,340	18,678.00	2023	2023-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	3,043,963	0	289,569	30,112.00	2022	2022-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	3,021,610	0	275,780	28,547.00	2021	2021-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	2,387,702	0	262,647	27,381.00	2020	2020-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	2,387,702	0	252,704	26,731.00	2019	2019-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	2,242,797	0	240,671	24,978.00	2018	2018-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	2,179,922	0	229,210	24,613.00	2017	2017-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	2,179,922	0	218,295	24,846.00	2016	2016-660086097	PRYER REAL ESTATE CLAREMORE,	10	2,179,922	0	207,900	21,527.00	2015	2015-660086097	PRYER REAL ESTATE CLAREMORE,	10	1,800,000	0	198,000	19,398.00	2014	2014-660086097	PRYER REAL ESTATE CLAREMORE,	10	1,800,000	0	198,000	19,371.00	2013	2013-660086097	PRYER REAL ESTATE CLAREMORE,	10	1,800,000	0	198,000	18,735.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	3,153,138	0	187,257	20,258.00																																																																																																																		
2024	2024-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	1,621,271	0	178,340	18,678.00																																																																																																																		
2023	2023-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	3,043,963	0	289,569	30,112.00																																																																																																																		
2022	2022-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	3,021,610	0	275,780	28,547.00																																																																																																																		
2021	2021-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	2,387,702	0	262,647	27,381.00																																																																																																																		
2020	2020-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	2,387,702	0	252,704	26,731.00																																																																																																																		
2019	2019-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	2,242,797	0	240,671	24,978.00																																																																																																																		
2018	2018-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	2,179,922	0	229,210	24,613.00																																																																																																																		
2017	2017-660086097	PRYER REAL ESTATE CLAREMORE LLC	15	2,179,922	0	218,295	24,846.00																																																																																																																		
2016	2016-660086097	PRYER REAL ESTATE CLAREMORE,	10	2,179,922	0	207,900	21,527.00																																																																																																																		
2015	2015-660086097	PRYER REAL ESTATE CLAREMORE,	10	1,800,000	0	198,000	19,398.00																																																																																																																		
2014	2014-660086097	PRYER REAL ESTATE CLAREMORE,	10	1,800,000	0	198,000	19,371.00																																																																																																																		
2013	2013-660086097	PRYER REAL ESTATE CLAREMORE,	10	1,800,000	0	198,000	18,735.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:13:39
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	10		
Non-Ag Acres	9.974		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	434,463.00 x .41 = 176,134		
Factor Value	0		
Adjustments			
Lot Value	176,134		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1030628
Total Building Area	55,560	Image Date	8/14/2023
Total Base Value	4,079,215	Name	IMG_0003.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	4,079,215		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	2,733,074		
Economic Depreciation			
RCNLD (All Sources)	2,733,074		
Depreciated Improvements			
Outbuilding Value	141,746		
Total Improvement Value	2,874,820		
Land Value	176,134		
Cost Approach Value	3,050,954	54.91/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	141,746
Miscellaneous Income		Land Value	176,134
Effective Gross Income (EGI)		Total Appraised Value	3,050,954
Total Expenses			54.91/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 07:13:39

Page 3

Sketch Image

660086097



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		59	494	55,560	1.000	55,560
2	N	0		59	ALUM CNPY/CS		0.000	
Total Building Area						55,560		55,560



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:13:40
Page 4

Account 660086097
Parcel ID 22N16E-33-3-00000-000-0000
Cadastral ID 33-22-16-00431

Tax Area Code 15
Property Class UC
Owners Name PRYER REAL ESTATE CLAREMORE LLC

Building Data

Building ID 2514
Building Sequence 1
Occupancy 1 494 Industrials, Light Mftg. 90%
Occupancy 2 344 Office Building 10%
Occupancy 3
Total Floor Area 55,560
Average Perimeter 1,000
Number Of Storys 1.00
Average Wall Ht 22.00
Year Built 2000
Effective Age 17
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 5 - Ventilation
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_0003.JPG
Image Date 8/14/2023
Image Name IMG_0003.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 57.49
Wall Cost 7.36
HVAC Cost 8.57
Basement Cost 0.00
Total Base Cost 73.42
Total Area 55,560
Base RCN 4,079,215
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 4,079,215
Physical Depreciation 31%
Functional Depreciation 3%
Total Depreciation 33% (1,346,141)
Total RCNLD 2,733,074
Lump Sums
Total Building Value 2,733,074 \$ 49.19 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 07:13:40

Page 5

660086097

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			129,740
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (2.72 x 129,740)			352,893	282,314		70,579
	PACN	PAVING - CONCRETE	0x0x0			38,971
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.42 x 38,971)			172,252	120,576		51,676
	FLV	SODIUM LIGHTS (12)	0x0x0			15,180
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 15,180)			15,180	1,670		13,510
	FLV	MTL LIGHT POLES 4 @ 24'	0x0x0			6,720
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 6,720)			6,720	739		5,981
Total Site Improvement Value						141,746