



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:17:57
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660086169 Parcel ID 21N17E-11-3-00000-000-0000 Cadastral ID 11-21-17-01740 Property Type REAL - Real Property Property Class RC VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 346223 F & M SPORTS INC 20005 E HWY 20 CLAREMORE OK 74019-0000 Parcel Location Situs 20005 E HWY 20 Subdivision Lot/Block / Parcel Size 1.97 - Acres Sec/Twn/Rng 11 / 21 / 17 / 3 Neighborhood 5001 - TASC 2016 School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2021-02-25\IMG_0056.JPG 3/23/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.30791048 -95.47084196 TR DESC 2020-008548 AS S2 SW SW SW & SW SE SW SW LESS THE FOLLOWING TRACTS OF LAND: (TR COMM SW/C SEC; N00.2607E 50' TO NORTH RIGHT OF WAY LINE STATE HIGHWAY 20; E ALONG HWY 587.77' TO POB; N00.2139E 278.54' TO NORTH LINE S2 SW SW SW; N89.5835E 123.55'; S00.2032W 278.59' TO NORTH RIGHT OF WAY LINE HIGHWAY 20; W																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	85,813.00 x .88 = 75,577		
Factor Value	0		
Adjustments	112.47%		
Lot Value	85,001		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	953347
Total Building Area	6,940	Image Date	3/23/2021
Total Base Value	636,467	Name	IMG_0056.JPG
Modifier Value		Description	\\tsclient\T\TOM\COMMERCIAL PICS\2021-02-25\IMG_0056.JPG
Misc Improvements			
Replacement Cost New	636,467		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	464,621		
Economic Depreciation			
RCNLD (All Sources)	464,621		
Depreciated Improvements	68,572		
Outbuilding Value	11,674		
Total Improvement Value	544,867		
Land Value	85,001		
Cost Approach Value	629,868		90.76/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	11,674
Miscellaneous Income		Land Value	85,001
Effective Gross Income (EGI)		Total Appraised Value	629,868
Total Expenses			90.76/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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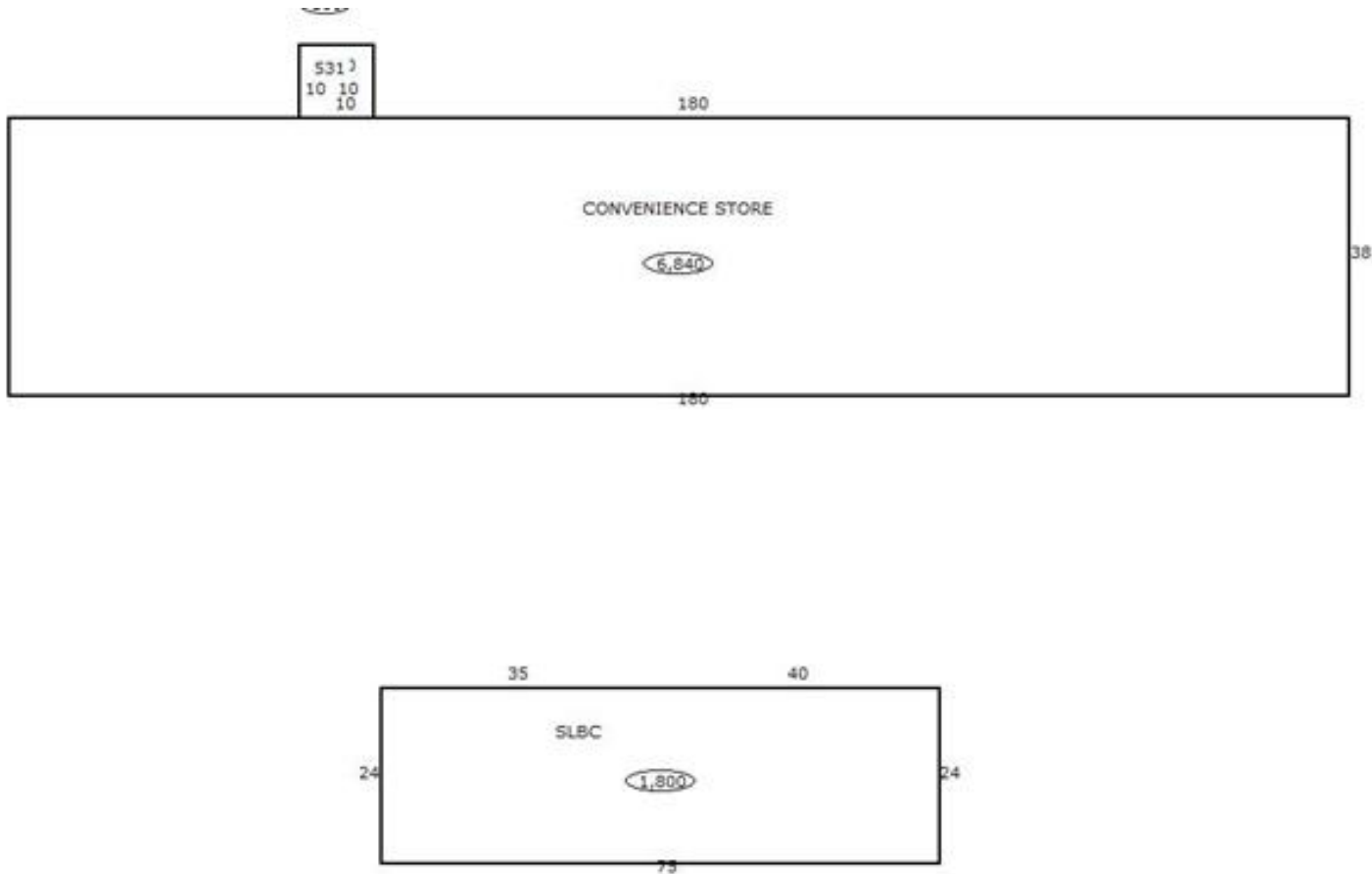
Date 04/17/2026

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Sketch Image

660086169



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	419		20	CONVENIENCE STORE	6,840	1.000	6,840
2	M	PRCH		20	SLBC	1,800	1.000	1,800
3	C	531		20	531	100	1.000	100
Total Building Area						6,940		6,940



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Account 660086169
Parcel ID 21N17E-11-3-00000-000-0000
Cadastral ID 11-21-17-01740

Tax Area Code 94
Property Class RC
Owners Name F & M SPORTS INC

Building Data

Building ID 1937
Building Sequence 1
Occupancy 1 419 Convenience Market 99%
Occupancy 2 531 Mini-Mart Convenience Store 1%
Occupancy 3
Total Floor Area 6,940
Average Perimeter 476
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2005
Effective Age 13
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 2.5 - Fair
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 COMREVAL13 3-28-13 020.JPG
Image Date 3/30/2013
Image Name COMREVAL13 3-28-13 020.JPG
Description \\tsclient\C\Users\TD\Pictures\2013-03-30 COMREVAL13 3-28-13\COMREVAL13 3-28-13 020.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 64.90
Wall Cost 14.85
HVAC Cost 11.96
Basement Cost 0.00
Total Base Cost 91.71
Total Area 6,940
Base RCN 636,467
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 636,467
Physical Depreciation 22%
Functional Depreciation 7%
Total Depreciation 27% (171,846)
Total RCNLD 464,621
Lump Sums 68,572
Total Building Value 533,193 \$ 76.83 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
TUL	Undrgrnd Tank, Large	2005	50000	50,000	0.75	24%	28,500
PRCH	SLAB PORCH - COVERED		1800	1,800	23.19	4%	40,072
Total Misc Improvement							68,572



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CWCN	CAR WASH - CANOPY	0x40x18			720
	Qual 2	Cond 3	Year 2005	Eff Age	16	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (21.41 x 720)		15,415	7,708	7,707

	PACN	PAVING - CONCRETE	0x0x0			2,170
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.57 x 2,170)		9,917	5,950	3,967

Total Site Improvement Value 11,674