



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:47:10  
Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660096548 <b>Parcel ID</b> 000000-00-0-10248-001-0003 <b>Cadastral ID</b> 20-21-16-10830 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 348583 STORE MASTER FUNDING XXXIII LLC  8377 E HARTFORD DR STE 100 SCOTTSDALE AZ 85255-0000  <b>Parcel Location</b> <b>Situs</b> 01685 W COUNTRY CLUB RD <b>Subdivision</b> CLAREMORE PLAZA <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.29213774 -95.62936101										<b>REVAL 2024</b> 1/18/2023																																																																																																							
<b>CLAREMORE PLAZA BLOCK 1 LOT 3</b>					<b>Building Permits</b> <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>CBLD-26-3</td> <td>NEW CAR WASH BLDG</td> <td>03/2026</td> <td></td> <td></td> </tr> <tr> <td>CDEM-26-1</td> <td>DEMO OF BUILDING</td> <td>02/2026</td> <td>04/2026</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CBLD-26-3	NEW CAR WASH BLDG	03/2026			CDEM-26-1	DEMO OF BUILDING	02/2026	04/2026																																																																																										
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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 95,832.00 x .83 = 79,279</p> <p>Factor Value 0</p> <p>Adjustments 963.67%</p> <p>Lot Value 763,988</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 763,988</p> <p>Cost Approach Value 763,988</p>	<p><b>Image Information</b></p> <p>Image ID 1017461</p> <p>Image Date 1/18/2023</p> <p>Name IMG_0024.JPG</p> <p>Description REVAL 2024</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 763,988</p> <p>Total Appraised Value 763,988</p>	



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Sketch Image

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