



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:04:05
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| Assessment Data | | | | | Primary Image | | | | | | | | | |
|---|----------------------------|-----------------|--------------|-------------|---------------|------------------------|---------------|-------------|-----------|--|--|--|--|--|
| Account | 660098264 | | | | | | | | | | | | | |
| Parcel ID | 21N16E-03-3-00000-000-0001 | | | | | | | | | | | | | |
| Cadastral ID | 03-21-16-02620 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | UC | VI Area | 1 | | | | | | | | | | | |
| Tax Area | 17 - CLAREMORE OT | | | | | | | | | | | | | |
| Name ID | 316454 | | | | | | | | | | | | | |
| RECLAREMORE LLC | | | | | | | | | | | | | | |
| %SAVAGE SAVAGE & BROWN INC | | | | | | | | | | | | | | |
| PO BOX 22845 OKLAHOMA CITY OK 73123-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 00920 E 16TH ST N | | | | | | | | | | | | | |
| Subdivision | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size | 5.22 - Acres | | | | | | | | | | | |
| Sec/Twn/Rng | 3 / 21 / 16 / 3 | | | | | | | | | | | | | |
| Neighborhood | 5001 - TASC 2016 | | | | | | | | | | | | | |
| School District | S001 - CLAREMORE SCHOOLS | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.32496467 -95.59415074 | | | | | | | | | | | | | | |
| TR COMM NW/C SW SW; S89.3419E 544' TO POB; N00.1452E 50'; S89 3419E 512'; S00.1452W 455'; N89.3419W 406'; N44.3943W 150.14'; N00 1452E 299' TO POB. | | | | | | | | | | | | | | |
| 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| Exemptions | | | | | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | |
| | | | | | 2500/461 | LESSLEY PROPERTIES LLC | 09/16/2015 | 5,750,000 | YES | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | |
| Remove Cap | 2016 | Land Value | 100,001 | 100,001 | 11% | 11,000 | Assessed | 225,288 | 20,823.37 | | | | | |
| Year Frozen | 0 | Improvements | 3,842,883 | 1,948,070 | | 214,288 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | |
| TIF Project ID | 0 | Total Value | 3,942,884 | 2,048,071 | | 225,288 | Total Taxable | 225,288 | 20,823.00 | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-660098264 | RECLAREMORE LLC | 17 | 3,922,498 | 0 | 214,560 | 19,832.00 | | | | | | | |
| 2024 | 2024-660098264 | RECLAREMORE LLC | 17 | 1,857,661 | 0 | 204,343 | 18,885.00 | | | | | | | |
| 2023 | 2023-660098264 | RECLAREMORE LLC | 17 | 3,773,137 | 0 | 414,350 | 37,954.00 | | | | | | | |
| 2022 | 2022-660098264 | RECLAREMORE LLC | 17 | 3,704,916 | 0 | 394,620 | 36,530.00 | | | | | | | |
| 2021 | 2021-660098264 | RECLAREMORE LLC | 17 | 3,416,618 | 0 | 375,828 | 33,186.00 | | | | | | | |
| 2020 | 2020-660098264 | RECLAREMORE LLC | 17 | 3,416,618 | 0 | 375,828 | 34,415.00 | | | | | | | |
| 2019 | 2019-660098264 | RECLAREMORE LLC | 17 | 3,521,666 | 0 | 387,383 | 35,879.00 | | | | | | | |
| 2018 | 2018-660098264 | RECLAREMORE LLC | 17 | 3,750,795 | 0 | 406,811 | 37,589.00 | | | | | | | |
| 2017 | 2017-660098264 | RECLAREMORE LLC | 17 | 3,750,795 | 0 | 387,439 | 35,582.00 | | | | | | | |
| 2016 | 2016-660098264 | RECLAREMORE LLC | 17 | 3,354,450 | 0 | 368,989 | 34,633.00 | | | | | | | |
| 2015 | 2015-660098264 | RECLAREMORE LLC | 17 | 2,639,141 | 0 | 290,305 | 26,183.00 | | | | | | | |



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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 227,383.00 x .55 = 124,364</p> <p>Factor Value 0</p> <p>Adjustments 80.41%</p> <p>Lot Value 100,001</p> |  |
| Cost Approach | Image Information |
| <p>Manual Date 01/2025</p> <p>Total Building Area 40,432</p> <p>Total Base Value 5,108,583</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 5,108,583</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 3,780,351</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 3,780,351</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 62,532</p> <p>Total Improvement Value 3,842,883</p> <p>Land Value 100,001</p> <p>Cost Approach Value 3,942,884 97.52/SqFt</p> | <p>Image ID 1026779</p> <p>Image Date 6/13/2023</p> <p>Name IMG_0018.JPG</p> <p>Description REVAL 2024</p> |
| Income Approach | Value Reconciliation |
| <p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 0.00</p> | <p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 62,532</p> <p>Land Value 100,001</p> <p>Total Appraised Value 3,942,884 97.52/SqFt</p> |



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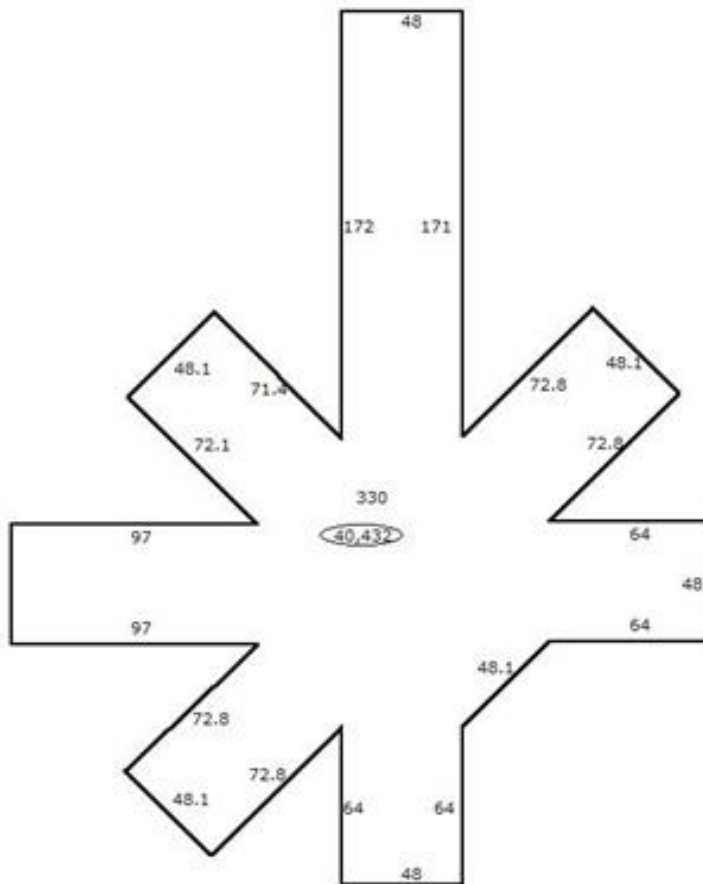
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Sketch Image

660098264



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | C | 330 | | 59 | 330 | 40,432 | 1.000 | 40,432 |
| Total Building Area | | | | | | 40,432 | | 40,432 |



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Account 660098264
 Parcel ID 21N16E-03-3-00000-000-0001
 Cadastral ID 03-21-16-02620

Tax Area Code 17
 Property Class UC
 Owners Name RECLAREMORE LLC

Building Data

Building ID 885
 Building Sequence 1
 Occupancy 1 330 Home For The Elderly 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 40,432
 Average Perimeter 1,612
 Number Of Storys 1.00
 Average Wall Ht 8.00
 Year Built 1991
 Effective Age 18
 Construction Class 2 - Heavier Wood or Steel Stud Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 7 - Brick, Solid
 Heating/Cooling 7 - Package Unit
 Roof Type Gable
 Roof Cover Composition

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_0018.JPG
 Image Date 6/13/2023
 Image Name IMG_0018.JPG
 Description REVAL 2024

Cost Calculations

Appraisal Zone 1
 Zone Description
 Base Cost 80.13
 Wall Cost 29.09
 HVAC Cost 17.13
 Basement Cost 0.00
 Total Base Cost 126.35
 Total Area 40,432
 Base RCN 5,108,583
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 5,108,583
 Physical Depreciation 26%
 Functional Depreciation
 Total Depreciation 26% (1,328,232)
 Total RCNLD 3,780,351
 Lump Sums
 Total Building Value 3,780,351 \$ 93.50 Per SqFt



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|-------------------------------------|-------------|---------------------------|-----------------------|----------------|------------------------------|---------------|
| | PACN | PAVING - CONCRETE | 0x0x0 | | | 16,440 |
| | Qual | Cond | Year | Eff Age | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (% Phys/ % Func) | RCNLD |
| | | Base Cost (4.42 x 16,440) | | 72,665 | 14,533 | 58,132 |
| | FLV | CANOPY | 0x0x0 | | | 5,500 |
| | Qual | Cond | Year | Eff Age | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (% Phys/ % Func) | RCNLD |
| | | Base Cost (1.00 x 5,500) | | 5,500 | 1,100 | 4,400 |
| Total Site Improvement Value | | | | | | 62,532 |