



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:25:32  
 Page 1

Assessment Data					Primary Image																																																																																				
<b>Account</b> 660099849 <b>Parcel ID</b> 0000000-00-000902-001-0003 <b>Cadastral ID</b> 08-21-16-23220 <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> 349101 DAVIS AVENUE WASH LLC  15907 S BRADEN AVE BIXBY OK 74008-0000  <b>Parcel Location</b> <b>Situs</b> 00122 N DAVIS AVE <b>Subdivision</b> WESTSIDE COMMERCIAL <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 8 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																									
<b>Legal Description</b> Lot/Long: 36.31817347 -95.62616664 LOT 3 BLOCK 1 WESTSIDE COMMERCIAL																																																																																									
<b>Building Permits</b>					REVAL 2024 6/12/2023																																																																																				
<b>Exemptions</b>					<b>Sale History</b>																																																																																				
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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 47,460.00 x 1.19 = 56,400</p> <p>Factor Value 0</p> <p>Adjustments 4123.46%</p> <p>Lot Value 2,325,631</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 3,256</p> <p>Total Base Value 407,888</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 407,888</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 387,493</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 387,493</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 61,881</p> <p>Total Improvement Value 449,374</p> <p>Land Value 2,325,631</p> <p>Cost Approach Value 2,775,005 852.27/SqFt</p>	<p>Image ID 1026450</p> <p>Image Date 6/12/2023</p> <p>Name IMG_0023.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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 61,881</p> <p>Land Value 2,325,631</p> <p>Total Appraised Value 2,775,005 852.27/SqFt</p>



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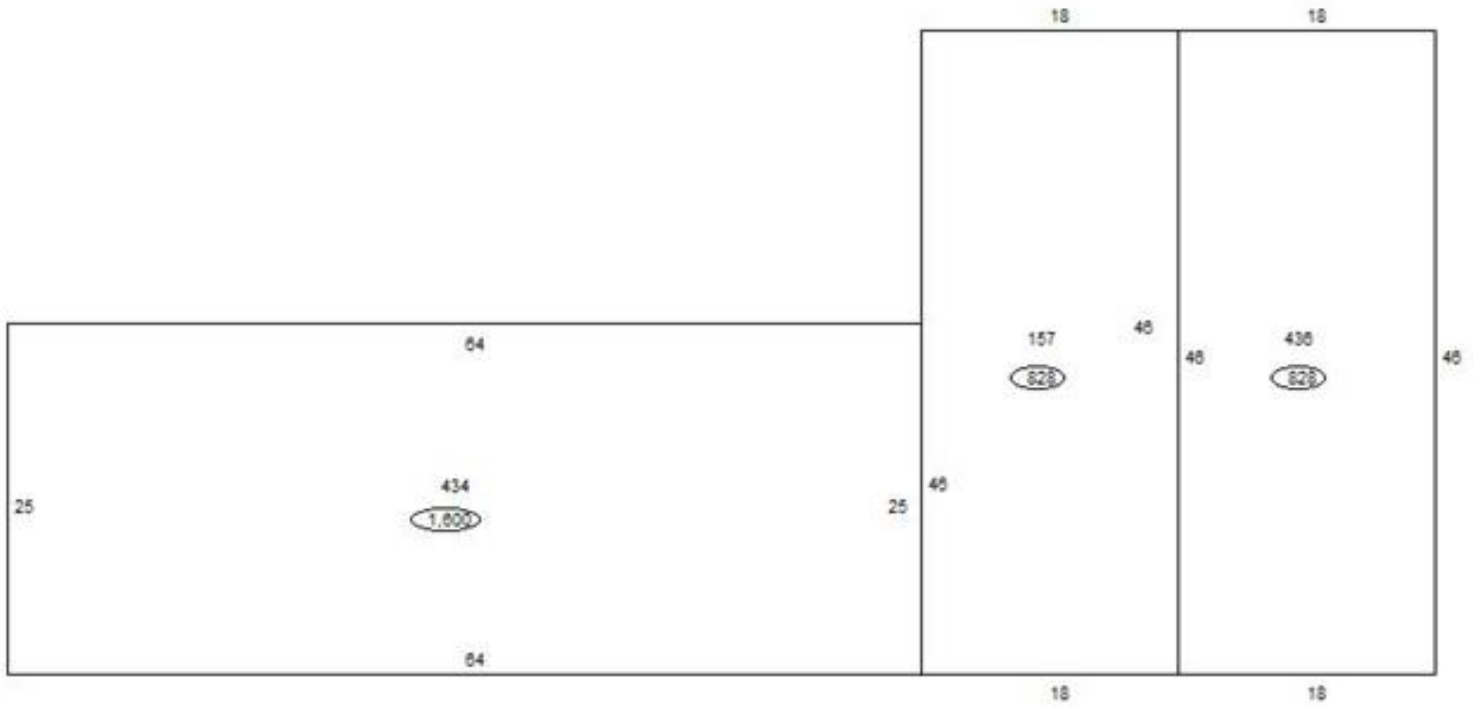
Date 04/18/2026

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### Sketch Image

660099849



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	436		13		828	1.000	828
2	C	436		13		828	1.000	828
3	C	434		13		1,600	1.000	1,600
<b>Total Building Area</b>						<b>3,256</b>		<b>3,256</b>



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Account 660099849  
Parcel ID 0000000-00-000902-001-0003  
Cadastral ID 08-21-16-23220

Tax Area Code 17  
Property Class UCP  
Owners Name DAVIS AVENUE WASH LLC

### Building Data

Building ID 4478  
Building Sequence 1  
Occupancy 1 436 Car Wash - Automatic 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 828  
Average Perimeter 128  
Number Of Storys 1.00  
Average Wall Ht 17.00  
Year Built 2019  
Effective Age 3  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 4 - Good  
Condition 4 - Good  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
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\_0023.JPG  
Image Date 6/12/2023  
Image Name IMG\_0023.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 95.78  
Wall Cost 64.27  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 160.05  
Total Area 828  
Base RCN 132,521  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 132,521  
Physical Depreciation 5%  
Functional Depreciation  
Total Depreciation 5% (6,626)  
Total RCNLD 125,895  
Lump Sums  
Total Building Value 125,895 \$ 152.05 Per SqFt



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Account 660099849  
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Cadastral ID 08-21-16-23220

Tax Area Code 17  
Property Class UCP  
Owners Name DAVIS AVENUE WASH LLC

### Building Data

Building ID 4479  
Building Sequence 2  
Occupancy 1 434 Car Wash - Self Serve 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,600  
Average Perimeter 178  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 2019  
Effective Age 3  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 4 - Good  
Condition 4 - Good  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Flat  
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\_0023.JPG  
Image Date 6/12/2023  
Image Name IMG\_0023.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 67.08  
Wall Cost 33.34  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 100.42  
Total Area 1,600  
Base RCN 160,672  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 160,672  
Physical Depreciation 5%  
Functional Depreciation  
Total Depreciation 5% (8,034)  
Total RCNLD 152,638  
Lump Sums  
Total Building Value 152,638 \$ 95.40 Per SqFt



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### Building Image



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Image Name IMG\_0023.JPG  
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Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 95.78  
Wall Cost 42.74  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 138.52  
Total Area 828  
Base RCN 114,695  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 114,695  
Physical Depreciation 5%  
Functional Depreciation  
Total Depreciation 5% (5,735)  
Total RCNLD 108,960  
Lump Sums  
Total Building Value 108,960 \$ 131.59 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			17,722
	Qual 3	Cond 3	Year 2019	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 17,722)		78,331	16,450	61,881
<b>Total Site Improvement Value</b>				<b>61,881</b>