



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:32:50
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Assessment Data				Primary Image						
Account	660100571									
Parcel ID	000000000-0000154-001-0001									
Cadastral ID	17-21-16-18700									
Property Type	REAL - Real Property									
Property Class	UCP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	320662									
CHICK-FIL-A INC										
5200 BUFFINGTON RD ATLANTA GA 30349-0000										
Parcel Location										
Situs	00664 S LYNN RIGGS BLVD									
Subdivision	CHICK-FIL-A CLAREMORE									
Lot/Block	0001 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	17 / 21 / 16 / 5									
Neighborhood	5001 - TASC 2016									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.30627138 -95.62043626				REVAL 2024 4/12/2023						
LOT 1 BLOCK 1 CHICK-FIL-A CLAREMORE				Building Permits						
				Number	Description	Opened	Closed	Amount		
				BLDPC 16 0073R18	- NEW CHICK FIL A RESTAURANT	08/2017	09/2017	925,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap			Land Value	749,999	749,999	11%	82,500	Assessed	191,835	17,731.31
Year Frozen			Improvements	1,055,800	993,957		109,335	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	1,805,799	1,743,956		191,835	Total Taxable	191,835	17,731.00
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660100571	CHICK-FIL-A INC	17	1,822,532	0	182,700	16,887.00			
2024	2024-660100571	CHICK-FIL-A INC	17	1,581,820	0	174,000	16,081.00			
2023	2023-660100571	CHICK-FIL-A INC	17	1,589,451	0	174,840	16,015.00			
2022	2022-660100571	CHICK-FIL-A INC	17	1,588,262	0	174,709	16,173.00			
2021	2021-660100571	CHICK-FIL-A INC	17	1,541,862	0	169,605	14,976.00			
2020	2020-660100571	CHICK-FIL-A INC	17	1,541,862	0	169,605	15,531.00			
2019	2019-660100571	CHICK-FIL-A INC	17	1,737,850	0	191,164	17,706.00			
2018	2018-660100571	CHICK-FIL-A INC	17	1,669,622	0	183,658	16,970.00			




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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 82,764.00 x .89 = 74,052</p> <p>Factor Value 0</p> <p>Adjustments 1012.8%</p> <p>Lot Value 749,999</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 4,664</p> <p>Total Base Value 1,151,122</p> <p>Modifier Value</p> <p>Misc Improvements 9,098</p> <p>Replacement Cost New 1,160,220</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 1,055,800</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 1,055,800</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 1,055,800</p> <p>Land Value 749,999</p> <p>Cost Approach Value 1,805,799 387.18/SqFt</p>	<p>Image ID 1020939</p> <p>Image Date 4/12/2023</p> <p>Name IMG_0003.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</p> <p>Land Value 749,999</p> <p>Total Appraised Value 1,805,799 387.18/SqFt</p>



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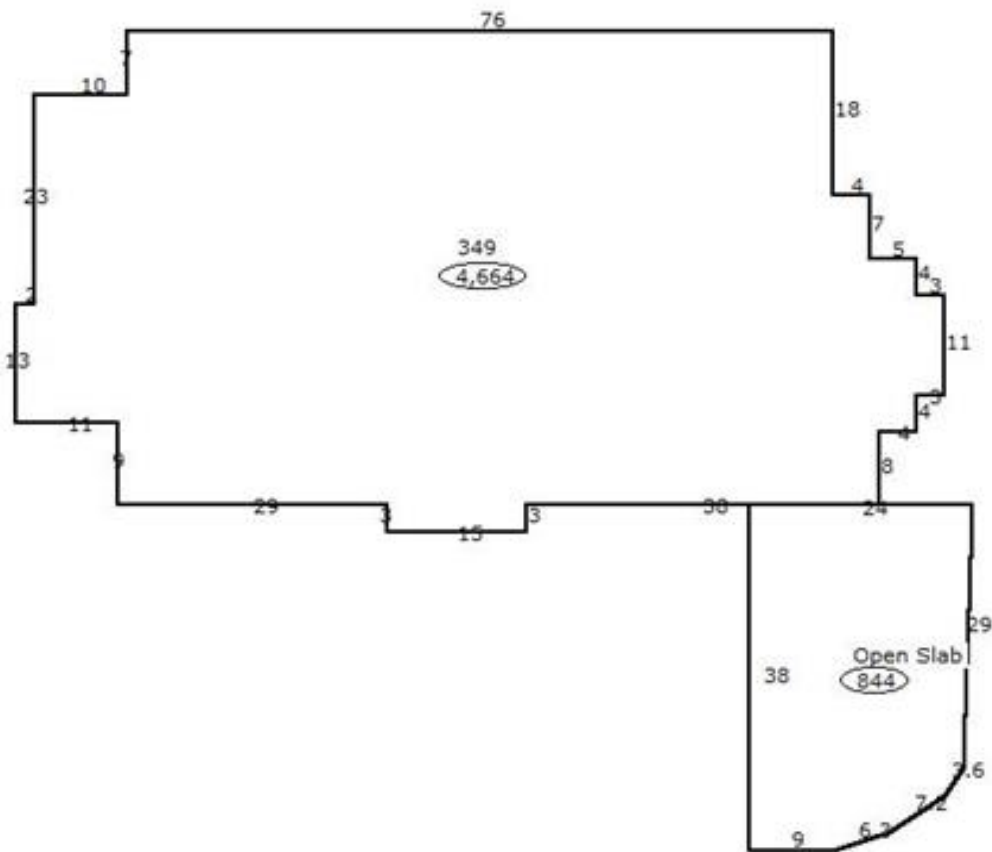
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Sketch Image

660100571



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	349		20	349	4,664	1.000	4,664
2	M	PATO		20	Open Slab	844	1.000	844
Total Building Area						4,664		4,664



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Account 660100571
Parcel ID 000000000-0000154-001-0001
Cadastral ID 17-21-16-18700

Tax Area Code 17
Property Class UCP
Owners Name CHICK-FIL-A INC

Building Data

Building ID 4152
Building Sequence 1
Occupancy 1 349 Fast Food Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,664
Average Perimeter 310
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 2017
Effective Age 5
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 4 - Good
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 10 - Complete HVAC
Roof Type Flat
Roof Cover Rubber

Basement Area
Basement Levels
Basement Finish
Finish Code - 1 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0003.JPG
Image Date 4/12/2023
Image Name IMG_0003.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 137.10
Wall Cost 53.46
HVAC Cost 56.25
Basement Cost 0.00
Total Base Cost 246.81
Total Area 4,664
Base RCN 1,151,122
Misc Impr Value 9,098

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,160,220
Physical Depreciation 9%
Functional Depreciation
Total Depreciation 9% (104,420)
Total RCNLD 1,055,800
Lump Sums
Total Building Value 1,055,800 \$ 226.37 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN		844	844	10.78		9,098
Total Misc Improvement							9,098