



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:33:39  
Page 1

Assessment Data					Primary Image																																																																												
<b>Account</b> 660100668 <b>Parcel ID</b> 000000-00-0000313-001-0002 <b>Cadastral ID</b> 17-21-16-18810 <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> 327418 LYNN RIGGS MEDICAL LLC ATTN: LINDA PING ZHANG-TRUSTEE  534 LOCUST DR ORANGE CT 06477-0000  <b>Parcel Location</b> <b>Situs</b> 00840 S LYNN RIGGS BLVD <b>Subdivision</b> THE ELMS <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 17 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																	
<b>Legal Description</b> Lot/Long: 36.30172669 -95.62403850																																																																																	
<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>BLDPC180236R20-</td> <td>NEW STRUCTURE</td> <td>07/2018</td> <td>07/2019</td> <td>693,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	BLDPC180236R20-	NEW STRUCTURE	07/2018	07/2019	693,000																																																														
Number	Description	Opened	Closed	Amount																																																																													
BLDPC180236R20-	NEW STRUCTURE	07/2018	07/2019	693,000																																																																													
<b>Exemptions</b>					<b>Sale History</b>																																																																												
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td colspan="5">LOT 2 BLOCK 1 THE ELMS</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	LOT 2 BLOCK 1 THE ELMS					<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>MAMMOTH CLAREMORE AD LLC</td> <td>04/22/2019</td> <td>1,740,000</td> <td>YES</td> </tr> <tr> <td>2712/723</td> <td>MAMMOTH CLAREMORE LLC</td> <td>05/15/2018</td> <td>0</td> <td>5</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	MAMMOTH CLAREMORE AD LLC	04/22/2019	1,740,000	YES	2712/723	MAMMOTH CLAREMORE LLC	05/15/2018	0	5																																															
Code	Type	Active	Maximum	Exemption																																																																													
LOT 2 BLOCK 1 THE ELMS																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																													
/	MAMMOTH CLAREMORE AD LLC	04/22/2019	1,740,000	YES																																																																													
2712/723	MAMMOTH CLAREMORE LLC	05/15/2018	0	5																																																																													
<b>Parcel Valuation</b>																																																																																	
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value</td> <td>427,502</td> <td>427,502</td> <td>11%</td> <td>47,025</td> <td>Assessed</td> <td>130,675</td> <td>12,078.29</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>760,457</td> <td>760,457</td> <td></td> <td>83,650</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>1,187,959</td> <td>1,187,959</td> <td></td> <td>130,675</td> <td>Total Taxable</td> <td>130,675</td> <td>12,078.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2020	Land Value	427,502	427,502	11%	47,025	Assessed	130,675	12,078.29	Year Frozen		Improvements	760,457	760,457		83,650	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	1,187,959	1,187,959		130,675	Total Taxable	130,675	12,078.00																															
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																									
Remove Cap	2020	Land Value	427,502	427,502	11%	47,025	Assessed	130,675	12,078.29																																																																								
Year Frozen		Improvements	760,457	760,457		83,650	Penalty	0																																																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																																																																								
TIF Project ID	0	Total Value	1,187,959	1,187,959		130,675	Total Taxable	130,675	12,078.00																																																																								
<b>Assessment History</b>																																																																																	
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660100668</td> <td>LYNN RIGGS MEDICAL LLC</td> <td>17</td> <td>1,177,879</td> <td>0</td> <td>125,176</td> <td>11,570.00</td> </tr> <tr> <td>2024</td> <td>2024-660100668</td> <td>LYNN RIGGS MEDICAL LLC</td> <td>17</td> <td>1,083,777</td> <td>0</td> <td>119,216</td> <td>11,018.00</td> </tr> <tr> <td>2023</td> <td>2023-660100668</td> <td>LYNN RIGGS MEDICAL LLC</td> <td>17</td> <td>1,060,425</td> <td>0</td> <td>116,647</td> <td>10,685.00</td> </tr> <tr> <td>2022</td> <td>2022-660100668</td> <td>LYNN RIGGS MEDICAL LLC</td> <td>17</td> <td>1,064,769</td> <td>0</td> <td>117,124</td> <td>10,842.00</td> </tr> <tr> <td>2021</td> <td>2021-660100668</td> <td>LYNN RIGGS MEDICAL LLC</td> <td>17</td> <td>1,072,558</td> <td>0</td> <td>117,981</td> <td>10,418.00</td> </tr> <tr> <td>2020</td> <td>2020-660100668</td> <td>LYNN RIGGS MEDICAL LLC</td> <td>17</td> <td>1,072,558</td> <td>0</td> <td>117,981</td> <td>10,804.00</td> </tr> <tr> <td>2019</td> <td>2019-660100668</td> <td>LYNN RIGGS MEDICAL LLC</td> <td>17</td> <td>1,015,965</td> <td>0</td> <td>111,756</td> <td>10,351.00</td> </tr> <tr> <td>2018</td> <td>2018-660100668</td> <td>MAMMOTH CLAREMORE AD LLC</td> <td>17</td> <td>404,425</td> <td>0</td> <td>44,487</td> <td>4,111.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660100668	LYNN RIGGS MEDICAL LLC	17	1,177,879	0	125,176	11,570.00	2024	2024-660100668	LYNN RIGGS MEDICAL LLC	17	1,083,777	0	119,216	11,018.00	2023	2023-660100668	LYNN RIGGS MEDICAL LLC	17	1,060,425	0	116,647	10,685.00	2022	2022-660100668	LYNN RIGGS MEDICAL LLC	17	1,064,769	0	117,124	10,842.00	2021	2021-660100668	LYNN RIGGS MEDICAL LLC	17	1,072,558	0	117,981	10,418.00	2020	2020-660100668	LYNN RIGGS MEDICAL LLC	17	1,072,558	0	117,981	10,804.00	2019	2019-660100668	LYNN RIGGS MEDICAL LLC	17	1,015,965	0	111,756	10,351.00	2018	2018-660100668	MAMMOTH CLAREMORE AD LLC	17	404,425	0	44,487	4,111.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																										
2025	2025-660100668	LYNN RIGGS MEDICAL LLC	17	1,177,879	0	125,176	11,570.00																																																																										
2024	2024-660100668	LYNN RIGGS MEDICAL LLC	17	1,083,777	0	119,216	11,018.00																																																																										
2023	2023-660100668	LYNN RIGGS MEDICAL LLC	17	1,060,425	0	116,647	10,685.00																																																																										
2022	2022-660100668	LYNN RIGGS MEDICAL LLC	17	1,064,769	0	117,124	10,842.00																																																																										
2021	2021-660100668	LYNN RIGGS MEDICAL LLC	17	1,072,558	0	117,981	10,418.00																																																																										
2020	2020-660100668	LYNN RIGGS MEDICAL LLC	17	1,072,558	0	117,981	10,804.00																																																																										
2019	2019-660100668	LYNN RIGGS MEDICAL LLC	17	1,015,965	0	111,756	10,351.00																																																																										
2018	2018-660100668	MAMMOTH CLAREMORE AD LLC	17	404,425	0	44,487	4,111.00																																																																										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:33:39  
 Page 2

Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	35,625.00 x 1.25 = 44,531		
Factor Value	0		
Adjustments	960.01%		
Lot Value	427,502		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1018376
Total Building Area	3,500	Image Date	2/14/2023
Total Base Value	709,450	Name	IMG_0016.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	709,450		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	688,166		
Economic Depreciation			
RCNLD (All Sources)	688,166		
Depreciated Improvements			
Outbuilding Value	72,291		
Total Improvement Value	760,457		
Land Value	427,502		
Cost Approach Value	1,187,959 339.42/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	72,291
Miscellaneous Income		Land Value	427,502
Effective Gross Income (EGI)		Total Appraised Value	1,187,959 339.42/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

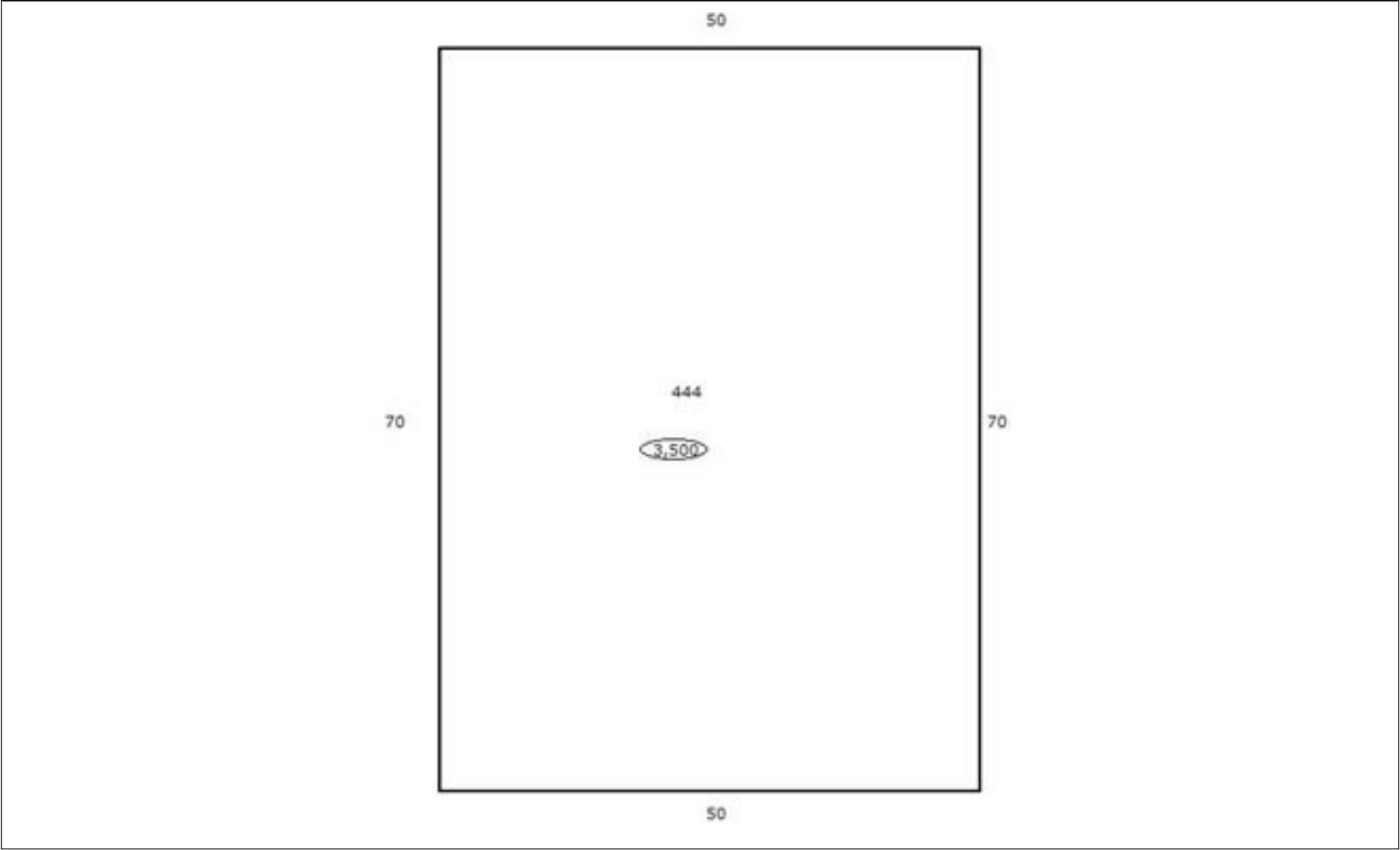
Date 04/18/2026

Time 09:33:39

Page 3

### Sketch Image

660100668



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	444		13	444	3,500	1.000	3,500
<b>Total Building Area</b>						<b>3,500</b>		<b>3,500</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:33:39  
Page 4

Account 660100668  
Parcel ID 000000-00-0000313-001-0002  
Cadastral ID 17-21-16-18810

Tax Area Code 17  
Property Class UCP  
Owners Name LYNN RIGGS MEDICAL LLC

### Building Data

Building ID 4377  
Building Sequence 1  
Occupancy 1 444 Dental Office/Clinic 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,500  
Average Perimeter 240  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 2019  
Effective Age 3  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 4 - Good  
Condition 4 - Good  
Exterior Wall 85 - Stud EIFS (Synthetic Stucco)  
Heating/Cooling 7 - Package Unit  
Roof Type Flat  
Roof Cover Composition Roll

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\_0016.JPG  
Image Date 2/14/2023  
Image Name IMG\_0016.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 136.70  
Wall Cost 43.01  
HVAC Cost 22.99  
Basement Cost 0.00  
Total Base Cost 202.70  
Total Area 3,500  
Base RCN 709,450  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 709,450  
Physical Depreciation 3%  
Functional Depreciation  
Total Depreciation 3% (21,284)  
Total RCNLD 688,166  
Lump Sums  
Total Building Value 688,166 \$ 196.62 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 09:33:39

Page 5

660100668

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	PARKING LIGHTS	0x0x0			5,060
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.00 x 5,060)			5,060	253		4,807
FLV		SF PLASTIC ILLUM SIGNS (2) 15X2	0x0x0			6,250
<b>Qual</b>		<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.00 x 6,250)			6,250	313		5,937
FLV		6X6 SIGN WITH POLE	0x0x0			6,000
<b>Qual</b>		<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1.00 x 6,000)			6,000	300		5,700
PACN		PAVING - CONCRETE	0x0x0			13,300
<b>Qual</b>		<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.42 x 13,300)			58,786	2,939		55,847
<b>Total Site Improvement Value</b>						<b>72,291</b>