



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																																																													
Account 660104451 Parcel ID 000000-00-0-03165-001-0001 Cadastral ID 19-21-16-00210 Property Type REAL - Real Property Property Class UCP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 331690 ATWOOD DISTRIBUTING L.P. ATTN: BRIAN ATWOOD 500 S GARLAND RD ENID OK 73703-0000 Parcel Location Situs 01955 W COUNTRY CLUB RD Subdivision ATWOODS RANCH AND HOME Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S001 - CLAREMORE SCHOOLS																																																																	
Legal Description Lat/Long: 36.29020812 -95.63504759 LOT 1 BLOCK 1 ATWOODS RANCH AND HOME										REVAL 2024 2/14/2023 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>BLDPC-20-0349</td> <td>22-NEW ATWOODS</td> <td>01/2021</td> <td>11/2021</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	BLDPC-20-0349	22-NEW ATWOODS	01/2021	11/2021																																									
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Lot Data	Primary Image
<p>Lot Size x Lot Count 1 Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities</p> <p>Value Model 1835 COMM Value Method Square-Foot</p> <p>Base Lot Value 368,518.00 x .43 = 159,648 Factor Value 0 Adjustments 156.59% Lot Value 249,993</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025 Total Building Area 110,792 Total Base Value 8,516,581 Modifier Value Misc Improvements 642,090 Replacement Cost New 9,158,671 Phys/Func Depreciation Loss () RCN Less Phys/Func 8,883,911 Economic Depreciation RCNLD (All Sources) 8,883,911 Depreciated Improvements Outbuilding Value Total Improvement Value 8,883,911 Land Value 249,993 Cost Approach Value 9,133,904 82.44/SqFt</p>	<p>Image ID 1018304 Image Date 2/14/2023 Name IMG_0001.JPG Description REVAL 2024</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)</p> <p>Total Expenses Net Operating Income (NOI)</p> <p>Income Capitalization Rate Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach Total Improvement Value Land Value 249,993 Total Appraised Value 9,133,904 82.44/SqFt</p>



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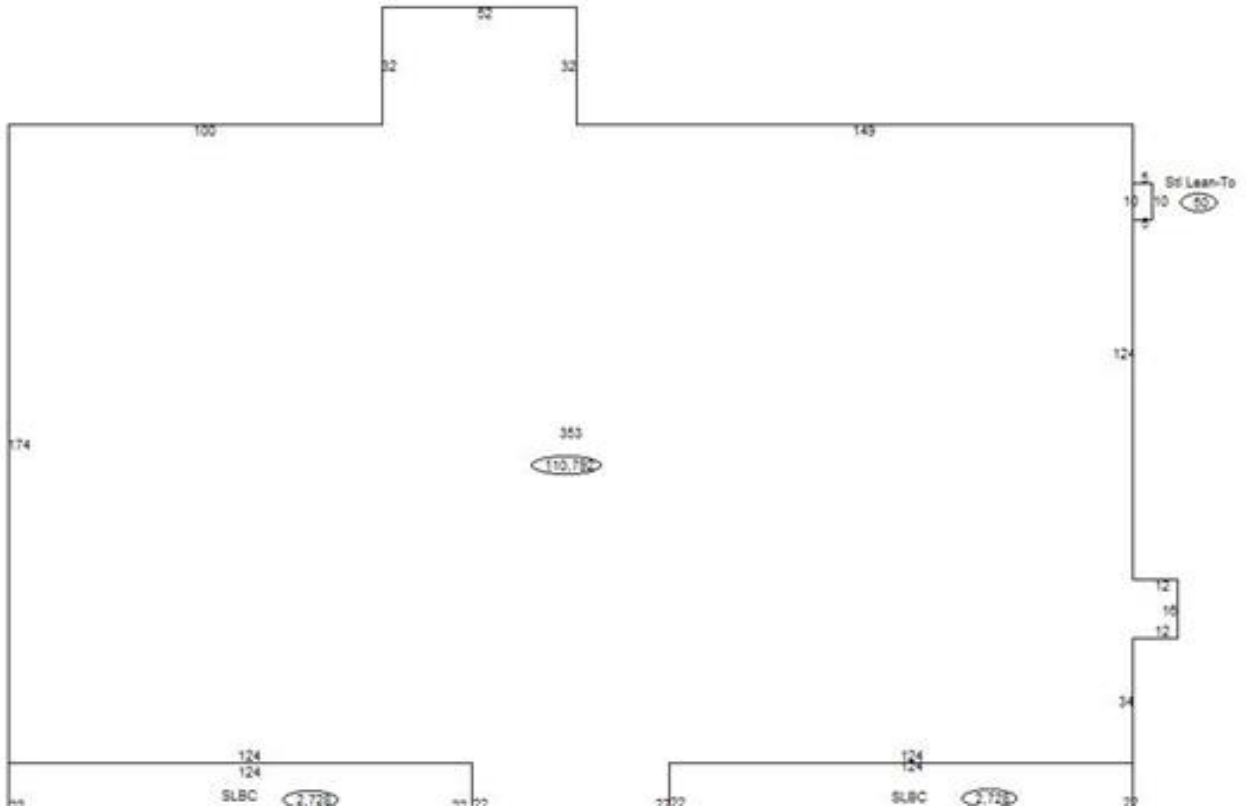
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Sketch Image

660104451



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		40	353	55,396	2.000	110,792
2	M	LTS		40	Stl Lean-To	50	1.000	50
3	M	PRCH		40	SLBC	2,728	1.000	2,728
4	M	PRCH		40	SLBC	2,728	1.000	2,728
Total Building Area						55,396		110,792



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Account 660104451
Parcel ID 000000-00-0-03165-001-0001
Cadastral ID 19-21-16-00210

Tax Area Code 17
Property Class UCP
Owners Name ATWOOD DISTRIBUTING L.P.

Building Data

Building ID 4893
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 110,792
Average Perimeter 1,082
Number Of Storys 2.00
Average Wall Ht 14.00
Year Built 2021
Effective Age 3
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
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_0001.JPG
Image Date 2/14/2023
Image Name IMG_0001.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 54.11
Wall Cost 5.63
HVAC Cost 17.13
Basement Cost 0.00
Total Base Cost 76.87
Total Area 110,792
Base RCN 8,516,581
Misc Impr Value 642,090

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 9,158,671
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (274,760)
Total RCNLD 8,883,911
Lump Sums
Total Building Value 8,883,911 \$ 80.19 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
LTS	Lean-To (Stl Frm)	2021	10x5	50	5.56		278
PRCH	Slab Porch - Covered	2021	124x22	2,728	31.71		86,505
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PACN	Paving - Concrete	2021	124X190	23,560	4.42		104,135
PACN	Paving - Concrete	2021	512X105	53,760	4.42		237,619
PACN	Paving - Concrete	2021	206X124	25,544	4.42		112,904
PACN	Paving - Concrete	2021	32X100	3,200	4.42		14,144

Total Misc Improvement 642,090