



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:23:36
Page 1

Assessment Data					Primary Image				
Account	660105098								
Parcel ID	22N16E-13-3-00000-001-0000								
Cadastral ID	13-22-16-02012								
Property Type	REAL - Real Property								
Property Class	RC	VI Area	1						
Tax Area	75 - SEQUOYAH/FOYIL FD								
Name ID	298102								
ROSS, ANDREW W									
11055 MEADOWLARK LN CLAREMORE OK 74017-0000									
Parcel Location									
Situs	15805 S HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	.8 - Acres						
Sec/Twn/Rng	13 / 22 / 16 / 3								
Neighborhood	5001 - TASC 2016								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description	Lat/Long: 36.38409262 -95.55510711				REVAL 2024 8/14/2023				
TR DESC AS BEG PT S/L N 506.50' S2 NE SW & E ROW LN HWY 66; N27.2540E 190.04'; S62.3420E 365.09'; S89.5545W 411.59' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
					R21	R22- POSS RMA	06/2021	09/2021	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	ROSS, WILL & AMY	12/31/2020	86,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	2021	Land Value	26,572	26,572	11%	2,923	Assessed	10,119	1,025.16
Year Frozen		Improvements	65,416	65,416		7,196	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	91,988	91,988		10,119	Total Taxable	10,119	1,025.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105098	ROSS, ANDREW W	75	109,737	0	10,490	1,062.00		
2024	2024-660105098	ROSS, ANDREW W	75	92,773	0	9,991	1,018.00		
2023	2023-660105098	ROSS, ANDREW W	75	86,500	0	9,515	991.00		
2022	2022-660105098	ROSS, ANDREW W	75	87,210	0	9,593	1,020.00		
2021	2021-660105098	ROSS, ANDREW W	75	86,612	0	9,527	984.00		



Rogers

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Date 04/18/2026
 Time 10:23:36
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.8		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	34,848.00 x 1.25 = 43,560		
Factor Value	0		
Adjustments	61%		
Lot Value	26,572		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1030699
Total Building Area	600	Image Date	8/14/2023
Total Base Value	66,888	Name	IMG_0007.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	66,888		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	60,199		
Economic Depreciation			
RCNLD (All Sources)	60,199		
Depreciated Improvements			
Outbuilding Value	5,217		
Total Improvement Value	65,416		
Land Value	26,572		
Cost Approach Value	91,988 153.31/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	5,217
Miscellaneous Income		Land Value	26,572
Effective Gross Income (EGI)		Total Appraised Value	91,988 153.31/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

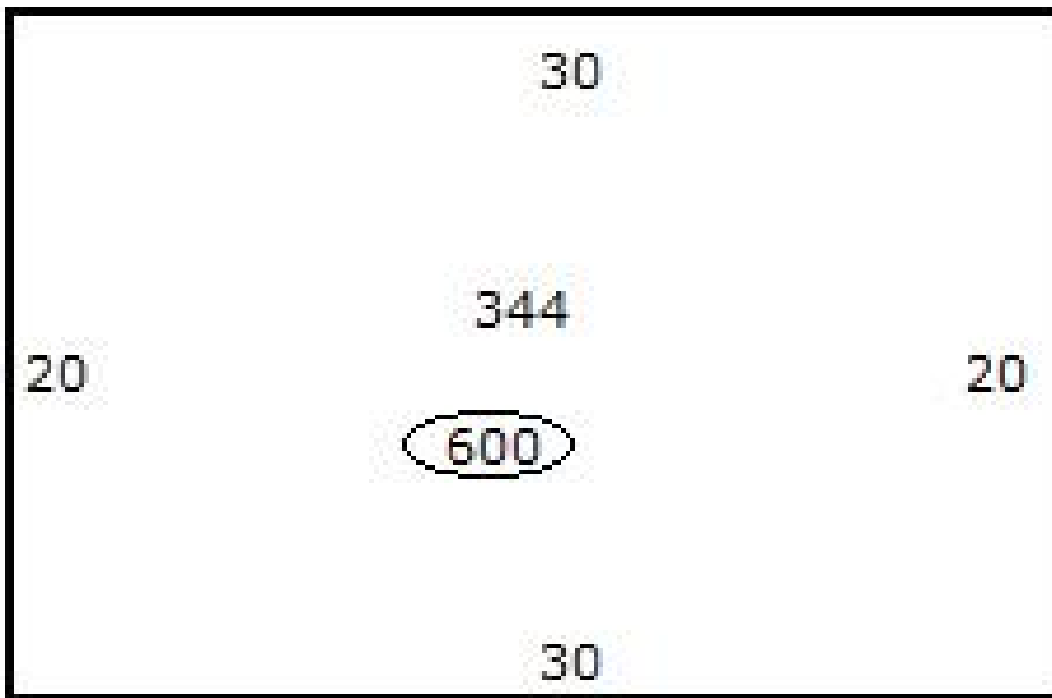
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Date 04/18/2026
Time 10:23:36
Page 3

Sketch Image

660105098



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13 353		600	1.000	600
Total Building Area						600		600



Rogers

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Date 04/18/2026
Time 10:23:36
Page 4

Account 660105098
Parcel ID 22N16E-13-3-00000-001-0000
Cadastral ID 13-22-16-02012

Tax Area Code 75
Property Class RC
Owners Name ROSS, ANDREW W

Building Data

Building ID 2519
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 600
Average Perimeter 100
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2009
Effective Age 9
Construction Class 6 - Engineered Wood Post Frame (Pole)
Quality 3 - Average
Condition 3 - Average
Exterior Wall 112 - Single Cement Fiber on Wood
Heating/Cooling 7 - Package Unit
Roof Type Gable
Roof Cover

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_0007.JPG
Image Date 8/14/2023
Image Name IMG_0007.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 63.23
Wall Cost 31.12
HVAC Cost 17.13
Basement Cost 0.00
Total Base Cost 111.48
Total Area 600
Base RCN 66,888
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 66,888
Physical Depreciation 10%
Functional Depreciation
Total Depreciation 10% (6,689)
Total RCNLD 60,199
Lump Sums
Total Building Value 60,199 \$ 100.33 Per SqFt



Rogers

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Date 04/18/2026

Time 10:23:36

Page 5

660105098

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	FLV	SHOP	0x0x0			3,840	
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
	Base Cost (1.00 x 3,840)				3,840		3,840
	FLV	FRAME CANOPY 6*12	0x0x0			1,530	
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
	Base Cost (1.00 x 1,530)				1,530	153	1,377
Total Site Improvement Value						5,217	