



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:27:28  
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Assessment Data					Primary Image									
Account	660109441				<p>T:\Appraisers\KELLY HICKS\Performance 1.jpg 11/20/2025</p>									
Parcel ID	000584-0001-002-0-000-00													
Cadastral ID	03-21-16-06320													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	346295													
JAC ENTERPRISES LLC														
1500 N SIOUX AVE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01500 N SIOUX AVE													
Subdivision	PER4MANCE BUSINESS PARK													
Lot/Block	0002 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	3 / 21 / 16 / 5													
Neighborhood	5001 - TASC 2016													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long:														
LOT 2 BLOCK 1 PER4MANCE BUSINESS PARK														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	FOSTER, BRENT	01/30/2025	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap		Land Value	81,250	81,250	11%	8,938	Assessed	183,370	16,948.89					
Year Frozen		Improvements	1,585,742	1,585,742		174,432	Penalty	0						
Uncapped Value	1,585,742	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	1,666,992	1,666,992	183,370	Total Taxable	183,370	16,949.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660109441	JAC ENTERPRISES LLC			17	81,250	0	8,938	826.00					



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	1		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	35,284.00 x 1.25 =	44,105	
Factor Value	0		
Adjustments	184.22%		
Lot Value	81,250		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1117930
Total Building Area	10,000	Image Date	11/20/2025
Total Base Value	1,488,400	Name	Performance 1.jpg
Modifier Value		Description	T:\Appraisers\KELLY HICKS\Performance 1.jpg
Misc Improvements	4,842		
Replacement Cost New	1,493,242		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,478,310		
Economic Depreciation			
RCNLD (All Sources)	1,478,310		
Depreciated Improvements			
Outbuilding Value	107,432		
Total Improvement Value	1,585,742		
Land Value	81,250		
Cost Approach Value	1,666,992	166.70/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	107,432
Miscellaneous Income		Land Value	81,250
Effective Gross Income (EGI)		Total Appraised Value	1,666,992 166.70/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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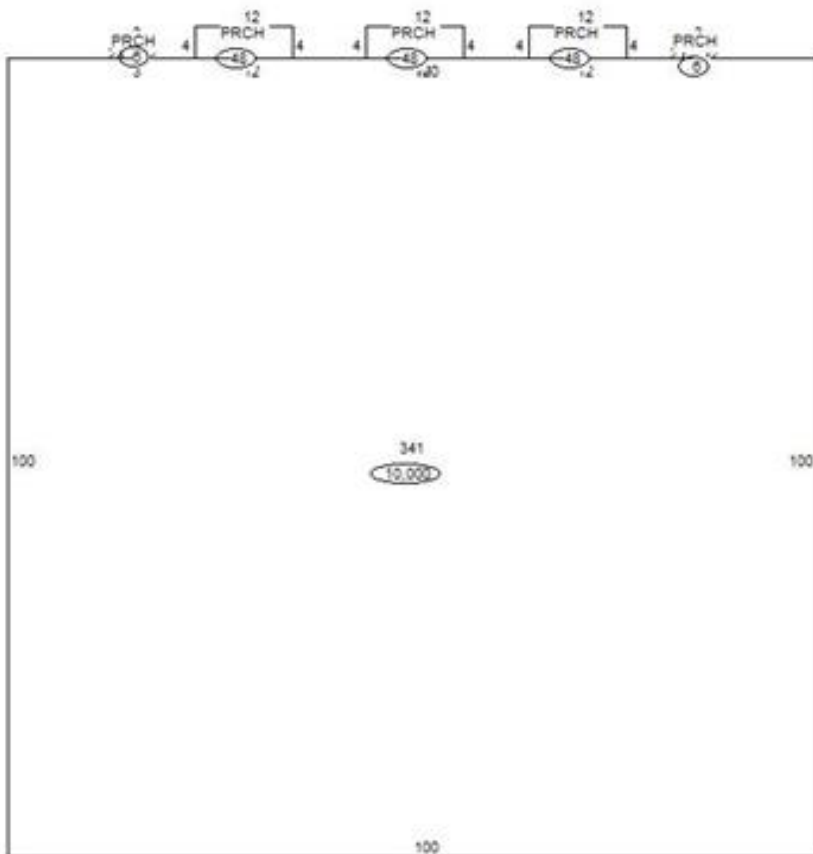
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Sketch Image

660109441



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	341		20	341	10,000	1.000	10,000
2	M	PRCH		20	PRCH	6	1.000	6
3	M	PRCH		20	PRCH	6	1.000	6
4	M	PRCH		20	PRCH	48	1.000	48
5	M	PRCH		20	PRCH	48	1.000	48
6	M	PRCH		20	PRCH	48	1.000	48
<b>Total Building Area</b>						10,000		10,000



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Account 660109441  
Parcel ID 000584-0001-002-0-000-00  
Cadastral ID 03-21-16-06320

Tax Area Code 17  
Property Class UCP  
Owners Name JAC ENTERPRISES LLC

### Building Data

Building ID 5174  
Building Sequence 1  
Occupancy 1 341 Medical Office 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 10,000  
Average Perimeter  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2025  
Effective Age 1  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 4 - Good  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
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 Performance 1.jpg  
Image Date 11/20/2025  
Image Name Performance 1.jpg  
Description T:\Appraisers\KELLY HICKS\Performance 1.jpg

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 129.68  
Wall Cost 0.00  
HVAC Cost 19.16  
Basement Cost 0.00  
Total Base Cost 148.84  
Total Area 10,000  
Base RCN 1,488,400  
Misc Impr Value 4,842

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,493,242  
Physical Depreciation 1%  
Functional Depreciation  
Total Depreciation 1% (14,932)  
Total RCNLD 1,478,310  
Lump Sums  
Total Building Value 1,478,310 \$ 147.83 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		3x2	6	31.08		186
PRCH	Porch		3x2	6	31.08		186
PRCH	Porch		12x4	48	31.05		1,490
PRCH	Porch		12x4	48	31.05		1,490
PRCH	Porch		12x4	48	31.05		1,490
<b>Total Misc Improvement</b>							<b>4,842</b>

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Stud Brick Veneer	Area/Percent	35%		

**Total Modifier Value**



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0			19,392
	Qual	4	Cond 4	Year	2025	Eff Age 0
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.54 x 19,392)		107,432		107,432
<b>Total Site Improvement Value</b>						<b>107,432</b>