



McClain County Assessors Office

0000-12-09N-04W-0-009-00

TRITON CAPITAL INVESTMENTS LLC
115 SNOW DR
NEWCASTLE OK 73065-

Estimated Market Value
\$566,147

KEY INFORMATION

Account	440009193
Land Size	5 Acres
Class	Urban Commercial/Ind
School District	Newcastle City
Millage Rate	114.90
2025 Taxes	\$6,151
Homestead	\$0
Legal Description	208.75' W OF SE/C SW SW TO POB, W 417.50, N 417.50, E 626.25, S 208.75, W, 208.75, S 208.75 TO POB

APPRAISAL DETAILS

Land Value	\$125,000
Improvement Value	\$441,147
Mobile Home Value	\$0
Homestead	-
Exemptions	-
Taxable Value	\$56,214
Total Assessed Value	\$56,214
Total Estimated Market Value	\$566,147

BUILDING DETAILS

COMMERCIAL BUILDING (1)

Appr ID	45213	Building Description	100% Fitness Center (483)
Total Sq Ft	2,400sf	# Stories	1
Avg Wall Height	16	Avg Perimeter	200
Year Built	2021	Construction Class	4
Exterior Walls	Stud Metal Siding	Roof Type	Gable
Roof Cover	Metal	HVAC	Complete HVAC
Condition	-	Quality	-

MISC IMPROVEMENTS

IMPROVEMENT TYPE	UNITS/SQ FT	EST YEAR BUILT
Mezzine - Office	800	-

YARD ITEMS

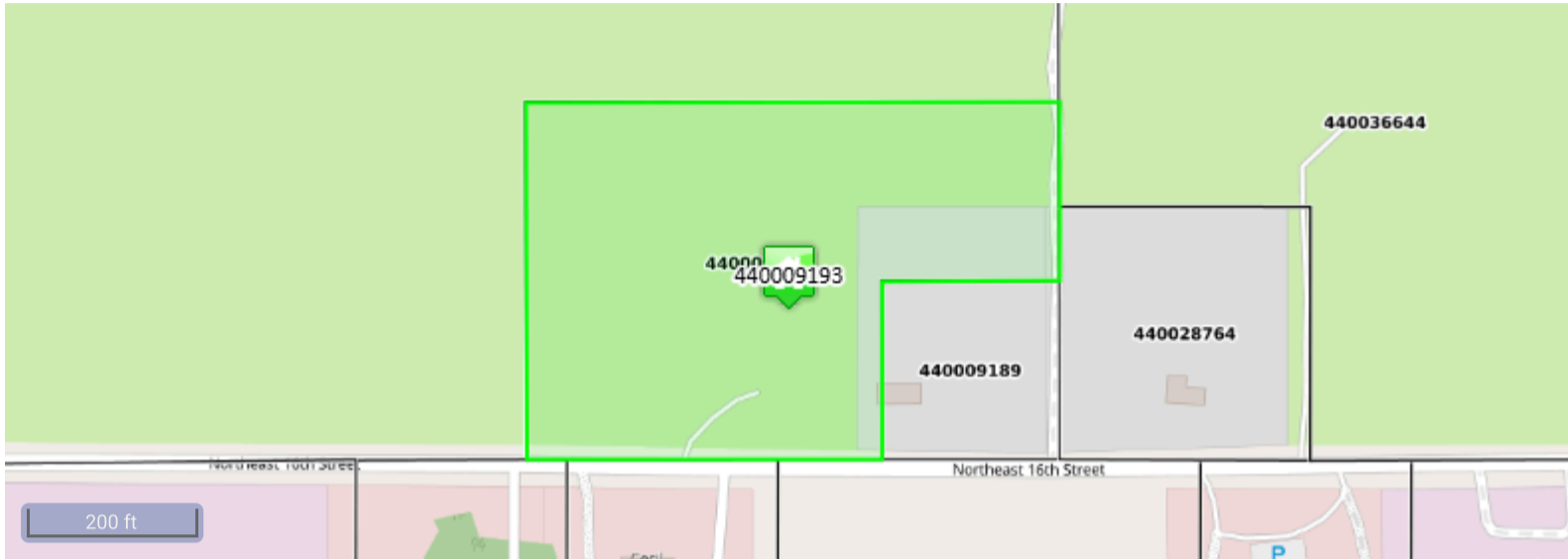
DESCRIPTION	DIMENSIONS	TOTAL UNITS	YEAR BUILT	CONTRIBUTORY VALUE
Paving - Concrete	60x30x0	1800	2021	-

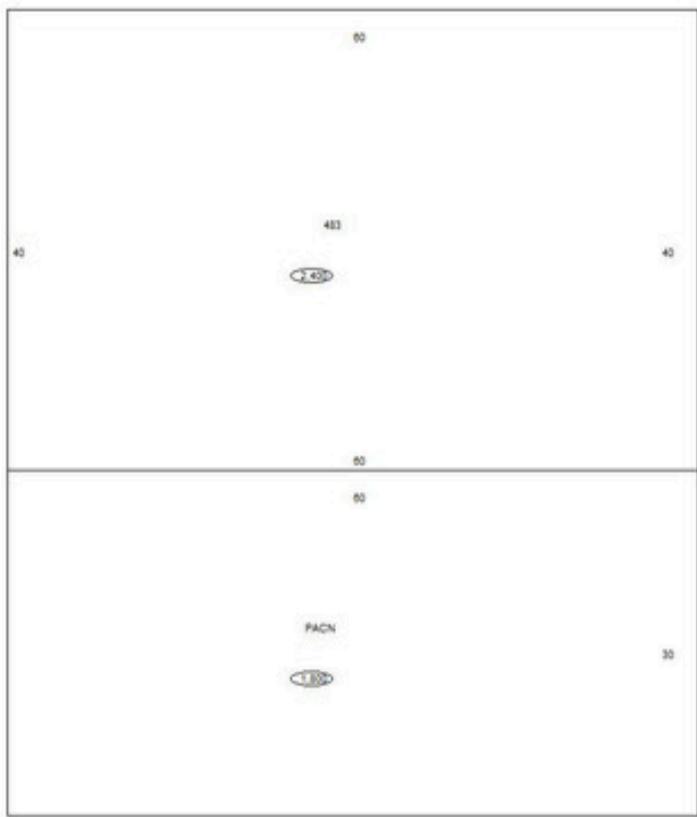
SALES

SALE DATE	SALE PRICE	DEED BOOK	DEED PAGE	INSTRUMENT TYPE	GRANTOR
12/05/2023	\$0	2902	384	COR	PETUNIA FUTURES LLC
03/13/2023	\$735,000	2846	99	WD	PETUNIA FUTURES LLC

LAND

SOIL CODE	DESCRIPTION	USE CODE	LPI	ACRES	AG USE VALUE
No items to display					





Data last updated: 03/20/2026