



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 660000386 Parcel ID 20N16E-01-2-00000-000-0000 Cadastral ID 01-20-16-00340 Property Type REAL - Real Property Property Class RC VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 308394 FULLERTON, MARY KATHERINE & BENNY RAY FULLERTON 25318 S HWY 88 INOLA OK 74036-0000 Parcel Location Situs 25318 S HWY 88 Subdivision Lot/Block / Parcel Size 6.9 - Acres Sec/Twn/Rng 1 / 20 / 16 / 2 Neighborhood 5001 - TASC 2016 School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24499529 -95.55755736																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	6.9		
Non-Ag Acres	6.368		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	277,399.00 x .49 = 136,868		
Factor Value	0		
Adjustments			
Lot Value	136,868		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	953072
Total Building Area	2,928	Image Date	3/15/2021
Total Base Value	317,893	Name	IMG_0001.JPG
Modifier Value		Description	\\tsclient\TCASEY\CASEY BOOTH COMMERCIAL VI\2021-3 15\IMG_0001.JPG
Misc Improvements	1,964		
Replacement Cost New	319,857		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	191,914		
Economic Depreciation			
RCNLD (All Sources)	191,914		
Depreciated Improvements			
Outbuilding Value	553,165		
Total Improvement Value	745,079		
Land Value	136,868		
Cost Approach Value	881,947	301.21/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	553,165
Miscellaneous Income		Land Value	136,868
Effective Gross Income (EGI)		Total Appraised Value	881,947
Total Expenses			301.21/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		

28	O	SHIP	59	SHIP	320	1.000	320
29	O	SHIP	59	SHIP	320	1.000	320
30	O	SHIP	59	SHIP	320	1.000	320
31	O	SHIP	59	SHIP	320	1.000	320

Total Building Area 2,928 2,928

Account	660000386	Tax Area Code	5
Parcel ID	20N16E-01-2-00000-000-0000	Property Class	RC
Cadastral ID	01-20-16-00340	Owners Name	FULLERTON, MARY KATHERINE &

Building Data	Building Image
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Building ID	2561
Building Sequence	1
Occupancy 1	344 Office Building 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	2,928
Average Perimeter	244
Number Of Storys	1.00
Average Wall Ht	14.00
Year Built	1989
Effective Age	24
Construction Class	7 - Pre-Engineered Steel Frame
Quality	1 - Low
Condition	2 - Fair
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	7 - Package Unit
Roof Type	Gable
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	



Image Information	
Image Name	IMG_0002.JPG
Image Date	3/15/2021
Image Name	IMG_0002.JPG
Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2021-315\IMG_0002.JPG

Cost Calculations	
Appraisal Zone	3
Zone Description	
Base Cost	72.81
Wall Cost	20.71
HVAC Cost	15.05
Basement Cost	0.00
Total Base Cost	108.57
Total Area	2,928
Base RCN	317,893
Misc Impr Value	1,964

Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	319,857
Physical Depreciation	40%
Functional Depreciation	
Total Depreciation	40% (127,943)
Total RCNLD	191,914
Lump Sums	
Total Building Value	191,914 \$ 65.54 Per SqFt

Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value

PRCH	Porch		12x6	72	27.28		1,964
Total Misc Improvement							1,964



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PCPT	Carport - Portable	20x20x8	Base	Formed Metal	400	
Qual	3	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (4.43 x 400)			1,772	425	1,347	
EQSL	Equipment Shelter	40x10x16	Gravel	Composition Roll	400	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (28.48 x 400)			11,392	1,709	9,683	
LOAF	Loafing Shed	36x12x8	Dirt	Formed Metal	432	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (6.82 x 432)			2,946	1,090	1,856	
EQSL	Equipment Shelter	0x0x14	Concrete	Formed Metal	1,350	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (27.52 x 1,350)			37,152	5,573	31,579	
UTIL	Utility Building	60x10x8	Concrete	Formed Metal	600	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (33.54 x 600)			20,124	3,019	17,105	
UTIL	Utility Building	100x40x14	Concrete	Formed Metal	4,000	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (26.16 x 4,000)			104,640	15,696	88,944	
UTIL	Utility Building	100x30x14	Concrete	Formed Metal	3,000	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (27.02 x 3,000)			81,060	12,159	68,901	



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EQSL	Equipment Shelter				20x12x12	Concrete	Formed Metal	240
Qual	3	Cond	3	Year	2015	Eff Age	8	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
	Base Cost (32.36 x 240)				7,766	1,165	6,601	

UTIL	Utility Building				40x80x14	Concrete	Formed Metal	3,200
Qual	3	Cond	3	Year	2015	Eff Age	8	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
	Base Cost (26.85 x 3,200)				85,920	12,888	73,032	

EQSL	Equipment Shelter				68x24x16	Concrete	Formed Metal	1,632
Qual	3	Cond	3	Year	2015	Eff Age	8	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
	Base Cost (27.72 x 1,632)				45,239	6,786	38,453	

LNTO	Lean To - Attached				10x40x8	Concrete	Formed Metal	400
Qual	3	Cond	3	Year	2011	Eff Age	11	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
	Base Cost (15.29 x 400)				6,116	3,058	3,058	

UTIL	Utility Building				18x48x16	Concrete	Formed Metal	864
Qual	3	Cond	3	Year	2010	Eff Age	12	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
	Base Cost (35.43 x 864)				30,612	7,653	22,959	

LOAF	Loafing Shed				12x17x8	Dirt	Galvanized Metal	204
Qual	3	Cond	3	Year	2008	Eff Age	14	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
	Base Cost (6.36 x 204)				1,297	636	661	

SHDS	Shed - Small				10x6x8	Plank	Composition Shingle	60
Qual	3	Cond	3	Year	2000	Eff Age	20	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD	
	Base Cost (32.76 x 60)				1,966	1,160	806	



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LNT0	Lean To - Attached				56x15x8	Concrete	Galvanized Metal	840
Qual	3	Cond	3	Year	1990	Eff Age	27	

Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (12.04 x 840)					10,114	8,091	2,023

PRCH	Porch				6x15x8	Concrete	Formed Metal	90
Qual	3	Cond	3	Year	1990	Eff Age	27	

Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (26.65 x 90)					2,399	1,751	648

SHDS	Shed - Small				35x8x8	Concrete	Formed Metal	280
Qual	3	Cond	3	Year	1990	Eff Age	27	

Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (20.25 x 800)					5,670	4,026	1,644

UTIL	Utility Building				120x40x14	Concrete	Formed Metal	4,800
Qual	3	Cond	3	Year	1989	Eff Age	28	

Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (25.46 x 4,800)					122,208	68,436	53,772

UTIL	Utility Building				205x40x14	Concrete	Formed Metal	8,200
Qual	3	Cond	3	Year	1989	Eff Age	28	

Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (24.00 x 8,200)					196,800	110,208	86,592

UTIL	Utility Building				36x70x14	Concrete	Formed Metal	2,720
Qual	3	Cond	3	Year	1989	Eff Age	28	

Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (27.70 x 2,720)					75,344	42,193	33,151

EQSL	Equipment Shelter				20x25x14	Concrete	Formed Metal	500
Qual	3	Cond	3	Year	1989	Eff Age	28	

Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (32.50 x 500)					16,250	9,100	7,150



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SHIP	Shipping/Storage Container	40x8x8	Plank		320
Qual	3	Cond 3	Year 0	Eff Age 1520	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)			2,000	1,600	400

SHIP	Shipping/Storage Container	40x8x8	Plank		320
Qual	3	Cond 3	Year 0	Eff Age 1520	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)			2,000	1,600	400

SHIP	Shipping/Storage Container	40x8x8	Plank		320
Qual	3	Cond 3	Year 0	Eff Age 1520	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)			2,000	1,600	400

SHIP	Shipping/Storage Container	40x8x8	Plank		320
Qual	3	Cond 3	Year 0	Eff Age 1520	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)			2,000	1,600	400

SHIP	Shipping/Storage Container	40x8x8	Plank		320
Qual	3	Cond 3	Year 0	Eff Age 1520	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)			2,000	1,600	400

SHIP	Shipping/Storage Container	40x8x8	Plank		320
Qual	3	Cond 3	Year 0	Eff Age 1520	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)			2,000	1,600	400

SHIP	Shipping/Storage Container	40x8x8	Plank		320
Qual	3	Cond 3	Year 0	Eff Age 1520	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)			2,000	1,600	400



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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SHIP	Shipping/Storage Container	40x8x8	Plank	320
Qual	3	Cond 3	Year 0	Eff Age 1520

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)		2,000	1,600	400

Total Site Improvement Value 553,165