



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:50:08  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002163 <b>Parcel ID</b> 21N14E-03-3-00000-000-0000 <b>Cadastral ID</b> 03-21-14-00550 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 4 <b>Tax Area</b> 16 - OWASSO/COLL FIRE <b>Name ID</b> 341419 VMCBKB INVESTMENTS LLC  2696 E 126TH ST N SKIATOOK OK 74070-0000  <b>Parcel Location</b> <b>Situs</b> 14701 E 116TH ST N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 7.62 - Acres <b>Sec/Twn/Rng</b> 3 / 21 / 14 / 3 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32315709 -95.80872986																																																																																																																									
TR DESC 2023-0055673 AS SE SW SW LESS W 150' S 435' THEREOF AND LESS S'ERLY STRIP DEEDED TO ODOT FOR HWY 20 ROW ON BOOK 1710-211 DESC AS BEG SE/C OF SE/4 SW/4 SW/4' TH S88 4920W 511.93'; TH N01-2023W 75'; TH N88-4920E 511.91';					<b>Building Permits</b> <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																																																																																																											
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Date 04/18/2026  
 Time 07:50:08  
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	319,233.00 x .46 = 147,326		
Factor Value	0		
Adjustments			
Lot Value	147,326		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1000156
Total Building Area	22,500	Image Date	5/31/2022
Total Base Value	1,980,000	Name	IMG_0007.JPG
Modifier Value		Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-5 26\IMG_0007.JPG
Misc Improvements			
Replacement Cost New	1,980,000		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,465,200		
Economic Depreciation			
RCNLD (All Sources)	1,465,200		
Depreciated Improvements			
Outbuilding Value	41,456		
Total Improvement Value	1,506,656		
Land Value	147,326		
Cost Approach Value	1,653,982		73.51/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	41,456
Miscellaneous Income		Land Value	147,326
Effective Gross Income (EGI)		Total Appraised Value	1,653,982
Total Expenses			73.51/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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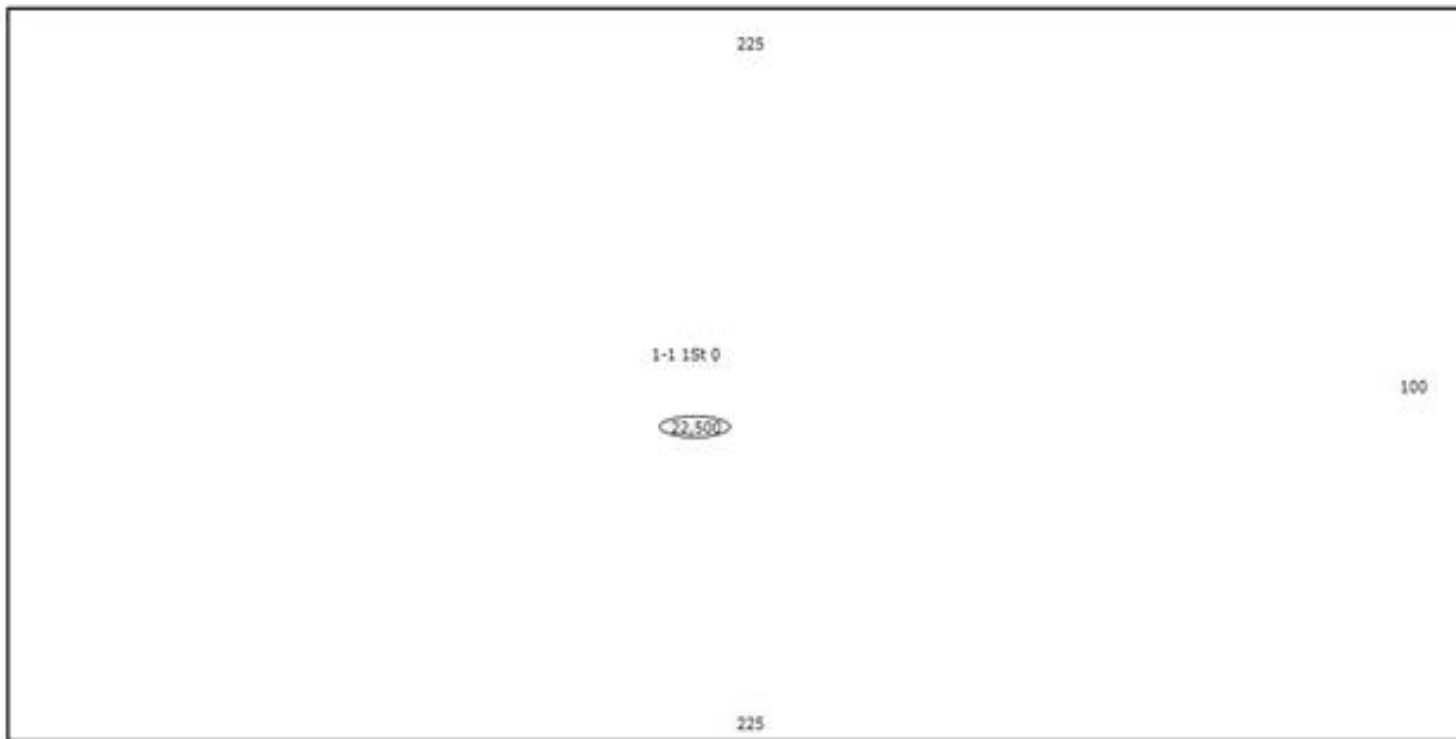
Date 04/18/2026

Time 07:50:08

Page 3

Sketch Image

660002163



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	1-1 1St 0	22,500	1.000	22,500
2	N	0		20	ALUM CANOPY		0.000	
<b>Total Building Area</b>						22,500		22,500



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Time 07:50:08  
Page 4

Account 660002163  
Parcel ID 21N14E-03-3-00000-000-0000  
Cadastral ID 03-21-14-00550

Tax Area Code 16  
Property Class RC  
Owners Name VMCBKB INVESTMENTS LLC

### Building Data

Building ID 17  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 80%  
Occupancy 2 344 Office Building 20%  
Occupancy 3  
Total Floor Area 22,500  
Average Perimeter 650  
Number Of Storys 1.00  
Average Wall Ht 16.00  
Year Built 1991  
Effective Age 18  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 12 - Heat Pump, Ground Loop Heat  
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 5/31/2022  
Image Name IMG\_0007.JPG  
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-526\IMG\_0007.JPG

### Cost Calculations

Appraisal Zone 4  
Zone Description  
Base Cost 55.47  
Wall Cost 9.69  
HVAC Cost 22.84  
Basement Cost 0.00  
Total Base Cost 88.00  
Total Area 22,500  
Base RCN 1,980,000  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,980,000  
Physical Depreciation 26%  
Functional Depreciation  
Total Depreciation 26% (514,800)  
Total RCNLD 1,465,200  
Lump Sums  
Total Building Value 1,465,200 \$ 65.12 Per SqFt



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Time 07:50:08

Page 5

660002163

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			15,780
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.42 x 15,780)		69,748	48,824	20,924
FLV		SF PLASTIC ILL SIGN 3*12	0x0x0			4,500
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 4,500)		4,500	1,890	2,610
FLV		SF PLASTIC ILL SIGN 4*16	0x0x0			6,400
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 6,400)		6,400	2,688	3,712
FLV		LEAN TO	0x0x0			24,500
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 24,500)		24,500	10,290	14,210
<b>Total Site Improvement Value</b>						<b>41,456</b>