




# 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	660002668				 <p>660002668_001.JPG 11/13/2025</p>									
Parcel ID	19N17E-04-2-00000-000-0000													
Cadastral ID	04-19-17-02200													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	3											
Tax Area	19 - INOLA OT													
Name ID	317419													
ROGERS COUNTY DINING INC														
16400 E 590 RD INOLA OK 74036-0000														
Parcel Location														
Situs	00307 S BROADWAY													
Subdivision														
Lot/Block	/	Parcel Size	.29 - Acres											
Sec/Twn/Rng	4 / 19 / 17 / 2													
Neighborhood	5001 - TASC 2016													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.15527182 -95.51135706														
N 100'; S 128.6'; W 125' SW SW NW														
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					
					2523/616	RJD PROPERTIES LLC	01/15/2016	160,000	YES					
					2334/873	B & B REAL ESTATE LLC	06/13/2013	0	4					
					1208/877	J & H FOODS, INC.	12/01/1999	0	No					
					1109/594	PARKS, BENNIE R	04/24/1998	96,000	Yes					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax					
Remove Cap	2017	Land Value	15,625	15,625	11%	1,719	Assessed	10,588	847.68					
Year Frozen	0	Improvements	206,249	80,630		8,869	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	221,874	96,255		10,588	Total Taxable	10,588	848.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660002668	ROGERS COUNTY DINING INC			19	234,885	0	10,084	807.00					
2024	2024-660002668	ROGERS COUNTY DINING INC			19	87,307	0	9,604	772.00					
2023	2023-660002668	ROGERS COUNTY DINING INC			19	184,414	0	20,286	1,634.00					
2022	2022-660002668	ROGERS COUNTY DINING INC			19	192,369	0	20,008	1,623.00					
2021	2021-660002668	ROGERS COUNTY DINING INC			19	173,229	0	19,055	1,527.00					
2020	2020-660002668	ROGERS COUNTY DINING INC			19	173,229	0	19,055	1,539.00					
2019	2019-660002668	ROGERS COUNTY DINING INC			19	173,229	0	19,055	1,574.00					
2018	2018-660002668	ROGERS COUNTY DINING INC			19	170,427	0	18,747	1,565.00					
2017	2017-660002668	ROGERS COUNTY DINING INC			19	170,427	0	18,747	1,577.00					
2016	2016-660002668	ROGERS COUNTY DINING INC			19	170,427	0	11,785	1,003.00					
2015	2015-660002668	RJD PROPERTIES LLC			19	118,679	0	11,223	974.00					
2014	2014-660002668	RJD PROPERTIES LLC			19	118,679	0	10,689	960.00					
2013	2013-660002668	RJD PROPERTIES LLC			19	92,548	0	10,180	857.00					



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	12632		
Non-Ag Acres	0.287		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	12,500.00 x 1.25 =	15,625	
Factor Value	0		
Adjustments			
Lot Value	15,625		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1116657
Total Building Area	1,784	Image Date	11/13/2025
Total Base Value	349,735	Name	001.JPG
Modifier Value		Description	660002668_001.JPG
Misc Improvements	1,430		
Replacement Cost New	351,165		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	189,629		
Economic Depreciation			
RCNLD (All Sources)	189,629		
Depreciated Improvements			
Outbuilding Value	16,620		
Total Improvement Value	206,249		
Land Value	15,625		
Cost Approach Value	221,874	124.37/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	16,620
Miscellaneous Income		Land Value	15,625
Effective Gross Income (EGI)		Total Appraised Value	221,874
Total Expenses			124.37/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



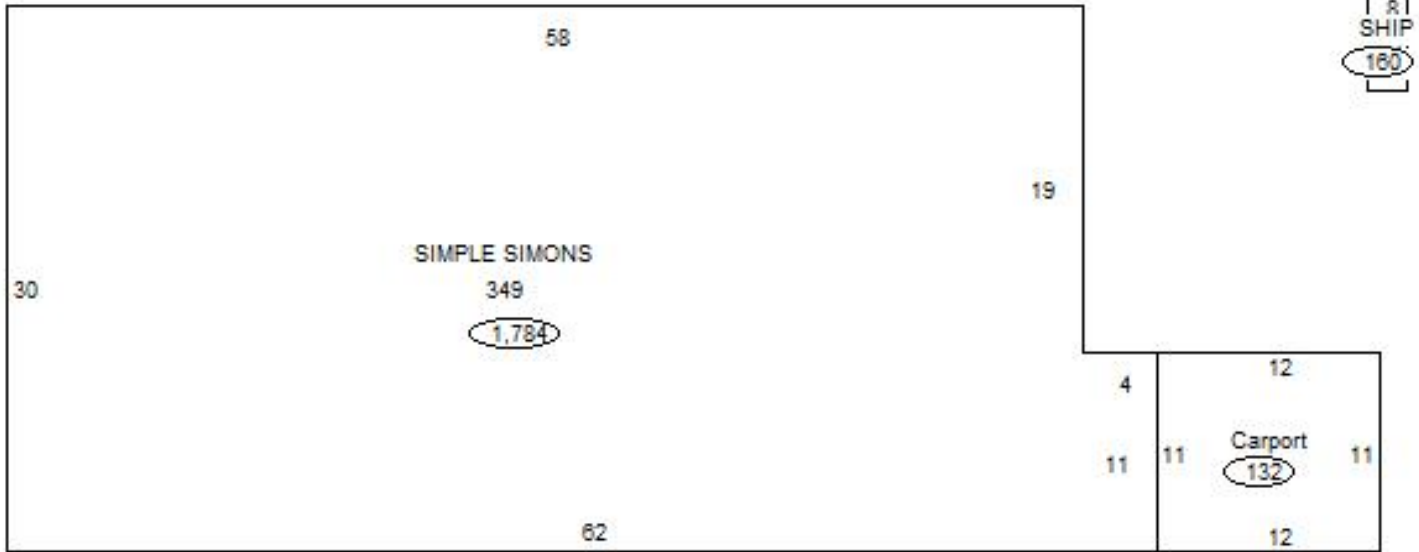
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	349		13	349	1,784	1.000	1,784
2	N	0		13	SIMPLE SIMONS		0.000	
3	M	CPAT		13	Carport	132	1.000	132
4	O	SHIP		50	SHIP	160	1.000	160
<b>Total Building Area</b>						1,784		1,784



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Account 660002668  
Parcel ID 19N17E-04-2-00000-000-0000  
Cadastral ID 04-19-17-02200

Tax Area Code 19  
Property Class UC  
Owners Name ROGERS COUNTY DINING INC

### Building Data

Building ID 1991  
Building Sequence 1  
Occupancy 1 349 Fast Food Restaurant 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,784  
Average Perimeter 184  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1990  
Effective Age 18  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 82 - Stud Brick Veneer  
Heating/Cooling 10 - Complete HVAC  
Roof Type Hip  
Roof Cover Composition

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\_0035.JPG  
Image Date 3/11/2021  
Image Name IMG\_0035.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 106.06  
Wall Cost 47.69  
HVAC Cost 42.29  
Basement Cost 0.00  
Total Base Cost 196.04  
Total Area 1,784  
Base RCN 349,735  
Misc Impr Value 1,430

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 351,165  
Physical Depreciation 46%  
Functional Depreciation  
Total Depreciation 46% (161,536)  
Total RCNLD 189,629  
Lump Sums  
Total Building Value 189,629 \$ 106.29 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
CPAT	Carport - Attached		12x11	132	10.83		1,430
<b>Total Misc Improvement</b>							<b>1,430</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		13,015
	Qual 3	Cond 3	Year 2010	Eff Age 8		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2.72 x 13,015)		35,401	24,781	10,620
	CSGN	DOUBLE PLASTIC SIGN 5X8	0x0x0			5,000
	Qual 4	Cond 4	Year 2010	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 5,000)		5,000		5,000
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual 0	Cond	Year 0	Eff Age 0		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.25 x 160)		1,000		1,000
<b>Total Site Improvement Value</b>						<b>16,620</b>