




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:16:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002713 Parcel ID 000000-00-0-50010-009-0018 Cadastral ID 04-19-17-02740 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 19 - INOLA OT Name ID 295991 T & N PROPERTIES LLC PO BOX 141 INOLA OK 74036-0000 Parcel Location Situs 00101 E COMMERCIAL Subdivision INOLA O T Lot/Block 0018 / 0009 Parcel Size 2 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 5001 - TASC 2016 School District S005 - INOLA SCHOOLS					 <p>660002713 11/10/25</p> <p>660002713_003.JPG 11/13/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.15267247 -95.50749642 W 15' OF LOT 16 & ALL OF LOTS 17 & 18 BLOCK 9 INOLA O T																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	9100		
Non-Ag Acres	0.209		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	9,100.00 x 1.25 =	11,375	
Factor Value	0		
Adjustments			
Lot Value	11,375		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1116873
Total Building Area	3,680	Image Date	11/13/2025
Total Base Value	336,625	Name	003.JPG
Modifier Value		Description	660002713_003.JPG
Misc Improvements			
Replacement Cost New	336,625		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	155,267		
Economic Depreciation			
RCNLD (All Sources)	155,267		
Depreciated Improvements			
Outbuilding Value	2,368		
Total Improvement Value	157,635		
Land Value	11,375		
Cost Approach Value	169,010	45.93/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	2,368
Miscellaneous Income		Land Value	11,375
Effective Gross Income (EGI)		Total Appraised Value	169,010 45.93/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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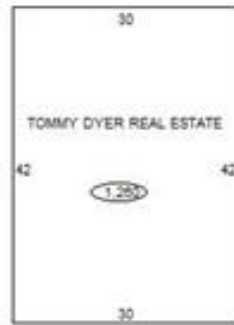
Date 04/17/2026

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Sketch Image

660002713



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	UTILITY BUILDING	2,420	1.000	2,420
2	C	344		20	TOMMY DYER REAL ESTATE	1,260	1.000	1,260
Total Building Area						3,680		3,680



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Account 660002713
Parcel ID 000000-00-0-50010-009-0018
Cadastral ID 04-19-17-02740

Tax Area Code 19
Property Class UCP
Owners Name T & N PROPERTIES LLC

Building Data

Building ID 1971
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,260
Average Perimeter 144
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1974
Effective Age 34
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 96 - Stud Walls-Wood Siding
Heating/Cooling 2 - Forced Air Unit
Roof Type Gable
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 2713.JPG
Image Date 12/26/2013
Image Name 2713.JPG
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 88.42
Wall Cost 38.86
HVAC Cost 9.76
Basement Cost 0.00
Total Base Cost 137.04
Total Area 1,260
Base RCN 172,670
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 172,670
Physical Depreciation 68%
Functional Depreciation
Total Depreciation 68% (117,416)
Total RCNLD 55,254
Lump Sums
Total Building Value 55,254 \$ 43.85 Per SqFt



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Account 660002713
Parcel ID 000000-00-0-50010-009-0018
Cadastral ID 04-19-17-02740

Tax Area Code 19
Property Class UCP
Owners Name T & N PROPERTIES LLC

Building Data

Building ID 1972
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,420
Average Perimeter 200
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1995
Effective Age 20
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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



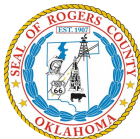
Image Information

Image Name IMG_0009.JPG
Image Date 3/11/2021
Image Name IMG_0009.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.80
Wall Cost 24.95
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 67.75
Total Area 2,420
Base RCN 163,955
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 163,955
Physical Depreciation 39%
Functional Depreciation
Total Depreciation 39% (63,942)
Total RCNLD 100,013
Lump Sums
Total Building Value 100,013 \$ 41.33 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		3,894
	Qual 3	Cond 3	Year 2000	Eff Age 13		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.04 x 3,894)		11,838	9,470	2,368
Total Site Improvement Value				2,368