



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:18:26
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002749 Parcel ID 000000-00-0-50010-015-0005 Cadastral ID 04-19-17-03050 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 19 - INOLA OT Name ID 265659 COOL ENTERPRISES INC STEVEN S MANER PO BOX 526 INOLA OK 74036-0000 Parcel Location Situs 00008 N BROADWAY Subdivision INOLA O T Lot/Block 0005 / 0015 Parcel Size 1.5 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 5001 - TASC 2016 School District S005 - INOLA SCHOOLS					<p>660002749 11/11/25</p> <p>660002749_001.JPG 11/13/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.15172294 -95.51034179 S 40' LOT 4 & ALL LOT 5 BLOCK 15 INOLA O T																																																																																																																									
Exemptions					Building Permits																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1237/928</td> <td>MANER, EDWARD L</td> <td>07/19/2000</td> <td>80,333</td> <td>No</td> </tr> <tr> <td>991/71</td> <td>MANER, ELMER L EST</td> <td>05/24/1995</td> <td>3,500</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1237/928	MANER, EDWARD L	07/19/2000	80,333	No	991/71	MANER, ELMER L EST	05/24/1995	3,500	No																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1237/928	MANER, EDWARD L	07/19/2000	80,333	No																																																																																																																					
991/71	MANER, ELMER L EST	05/24/1995	3,500	No																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>80.060</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2001</td> <td>Land Value 21,000</td> <td>21,000</td> <td>11%</td> <td>2,310</td> <td>Assessed</td> <td>12,920</td> <td>1,034.38</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 274,278</td> <td>96,454</td> <td></td> <td>10,610</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 295,278</td> <td>117,454</td> <td></td> <td>12,920</td> <td>Total Taxable</td> <td>12,920</td> <td>1,034.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	2001	Land Value 21,000	21,000	11%	2,310	Assessed	12,920	1,034.38	Year Frozen	0	Improvements 274,278	96,454		10,610	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 295,278	117,454		12,920	Total Taxable	12,920	1,034.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax																																																																																																																	
Remove Cap	2001	Land Value 21,000	21,000	11%	2,310	Assessed	12,920	1,034.38																																																																																																																	
Year Frozen	0	Improvements 274,278	96,454		10,610	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 295,278	117,454		12,920	Total Taxable	12,920	1,034.00																																																																																																																	
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>230,390</td><td>0</td><td>12,305</td><td>985.00</td></tr> <tr><td>2024</td><td>2024-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>106,535</td><td>0</td><td>11,719</td><td>942.00</td></tr> <tr><td>2023</td><td>2023-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>193,681</td><td>0</td><td>21,305</td><td>1,716.00</td></tr> <tr><td>2022</td><td>2022-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>198,270</td><td>0</td><td>21,810</td><td>1,769.00</td></tr> <tr><td>2021</td><td>2021-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>198,630</td><td>0</td><td>21,442</td><td>1,718.00</td></tr> <tr><td>2020</td><td>2020-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>198,630</td><td>0</td><td>20,420</td><td>1,650.00</td></tr> <tr><td>2019</td><td>2019-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>198,630</td><td>0</td><td>19,449</td><td>1,607.00</td></tr> <tr><td>2018</td><td>2018-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>193,021</td><td>0</td><td>18,522</td><td>1,546.00</td></tr> <tr><td>2017</td><td>2017-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>193,021</td><td>0</td><td>17,641</td><td>1,484.00</td></tr> <tr><td>2016</td><td>2016-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>193,021</td><td>0</td><td>16,801</td><td>1,429.00</td></tr> <tr><td>2015</td><td>2015-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>149,438</td><td>0</td><td>16,000</td><td>1,388.00</td></tr> <tr><td>2014</td><td>2014-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>149,438</td><td>0</td><td>15,239</td><td>1,368.00</td></tr> <tr><td>2013</td><td>2013-660002749</td><td>COOL ENTERPRISES INC</td><td>19</td><td>131,937</td><td>0</td><td>14,513</td><td>1,222.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660002749	COOL ENTERPRISES INC	19	230,390	0	12,305	985.00	2024	2024-660002749	COOL ENTERPRISES INC	19	106,535	0	11,719	942.00	2023	2023-660002749	COOL ENTERPRISES INC	19	193,681	0	21,305	1,716.00	2022	2022-660002749	COOL ENTERPRISES INC	19	198,270	0	21,810	1,769.00	2021	2021-660002749	COOL ENTERPRISES INC	19	198,630	0	21,442	1,718.00	2020	2020-660002749	COOL ENTERPRISES INC	19	198,630	0	20,420	1,650.00	2019	2019-660002749	COOL ENTERPRISES INC	19	198,630	0	19,449	1,607.00	2018	2018-660002749	COOL ENTERPRISES INC	19	193,021	0	18,522	1,546.00	2017	2017-660002749	COOL ENTERPRISES INC	19	193,021	0	17,641	1,484.00	2016	2016-660002749	COOL ENTERPRISES INC	19	193,021	0	16,801	1,429.00	2015	2015-660002749	COOL ENTERPRISES INC	19	149,438	0	16,000	1,388.00	2014	2014-660002749	COOL ENTERPRISES INC	19	149,438	0	15,239	1,368.00	2013	2013-660002749	COOL ENTERPRISES INC	19	131,937	0	14,513	1,222.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660002749	COOL ENTERPRISES INC	19	230,390	0	12,305	985.00																																																																																																																		
2024	2024-660002749	COOL ENTERPRISES INC	19	106,535	0	11,719	942.00																																																																																																																		
2023	2023-660002749	COOL ENTERPRISES INC	19	193,681	0	21,305	1,716.00																																																																																																																		
2022	2022-660002749	COOL ENTERPRISES INC	19	198,270	0	21,810	1,769.00																																																																																																																		
2021	2021-660002749	COOL ENTERPRISES INC	19	198,630	0	21,442	1,718.00																																																																																																																		
2020	2020-660002749	COOL ENTERPRISES INC	19	198,630	0	20,420	1,650.00																																																																																																																		
2019	2019-660002749	COOL ENTERPRISES INC	19	198,630	0	19,449	1,607.00																																																																																																																		
2018	2018-660002749	COOL ENTERPRISES INC	19	193,021	0	18,522	1,546.00																																																																																																																		
2017	2017-660002749	COOL ENTERPRISES INC	19	193,021	0	17,641	1,484.00																																																																																																																		
2016	2016-660002749	COOL ENTERPRISES INC	19	193,021	0	16,801	1,429.00																																																																																																																		
2015	2015-660002749	COOL ENTERPRISES INC	19	149,438	0	16,000	1,388.00																																																																																																																		
2014	2014-660002749	COOL ENTERPRISES INC	19	149,438	0	15,239	1,368.00																																																																																																																		
2013	2013-660002749	COOL ENTERPRISES INC	19	131,937	0	14,513	1,222.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:18:26
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	16800		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	16,800.00 x 1.25 = 21,000		
Factor Value	0		
Adjustments			
Lot Value	21,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1117032
Total Building Area	3,600	Image Date	11/13/2025
Total Base Value	323,100	Name	001.JPG
Modifier Value		Description	660002749_001.JPG
Misc Improvements			
Replacement Cost New	323,100		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	271,404		
Economic Depreciation			
RCNLD (All Sources)	271,404		
Depreciated Improvements			
Outbuilding Value	2,874		
Total Improvement Value	274,278		
Land Value	21,000		
Cost Approach Value	295,278		82.02/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	2,874
Miscellaneous Income		Land Value	21,000
Effective Gross Income (EGI)		Total Appraised Value	295,278
Total Expenses			82.02/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

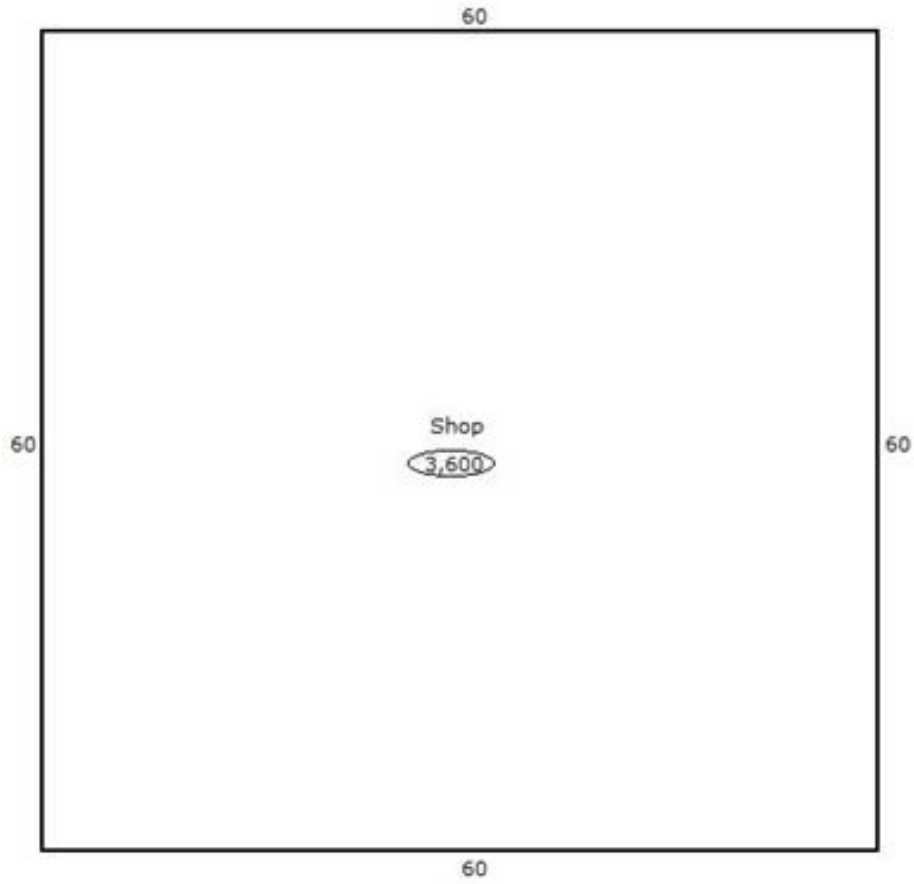
Date 04/17/2026

Time 18:18:26

Page 3

Sketch Image

660002749



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	Shop	3,600	1.000	3,600
Total Building Area						3,600		3,600



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:18:26
Page 4

Account 660002749
Parcel ID 000000-00-0-50010-015-0005
Cadastral ID 04-19-17-03050

Tax Area Code 19
Property Class UCP
Owners Name COOL ENTERPRISES INC

Building Data

Building ID 1968
Building Sequence 1
Occupancy 1 406 Storage Warehouse 50%
Occupancy 2 353 Retail Store 50%
Occupancy 3
Total Floor Area 3,600
Average Perimeter 240
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2000
Effective Age 13
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
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_0056.JPG
Image Date 3/5/2021
Image Name IMG_0056.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 56.33
Wall Cost 19.72
HVAC Cost 13.70
Basement Cost 0.00
Total Base Cost 89.75
Total Area 3,600
Base RCN 323,100
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 323,100
Physical Depreciation 16%
Functional Depreciation
Total Depreciation 16% (51,696)
Total RCNLD 271,404
Lump Sums
Total Building Value 271,404 \$ 75.39 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 18:18:26

Page 5

660002749

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0	Concrete		1,000
	Qual 3	Cond 3	Year	Eff Age 1013		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.79 x 1,000)		4,790	1,916	2,874
Total Site Improvement Value				2,874