



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:35:17  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002778 <b>Parcel ID</b> 000000-00-0-50010-019-0007 <b>Cadastral ID</b> 04-19-17-03330 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 310993 CLASSIC CITY CYCLES LLC  SCOTT VAN DUSEN 3304 W ELGIN ST BROKEN ARROW OK 74012-0000					<p>660002778 11/11/25</p> <p>660002778_001.JPG 11/13/2025</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00016 W COMMERCIAL ST <b>Subdivision</b> INOLA O T <b>Lot/Block</b> 0007 / 0019 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 4 / 19 / 17 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S005 - INOLA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.15065602 -95.50976891					<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>R13</td> <td>ROLL NEW SALE</td> <td>02/2012</td> <td>11/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R13	ROLL NEW SALE	02/2012	11/2013																																																																																																							
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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	7000			
Non-Ag Acres	0.161			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	7,000.00 x 1.25 =			8,750
Factor Value	0			
Adjustments				
Lot Value	8,750			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1117088	
Total Building Area	8,000	Image Date	11/13/2025	
Total Base Value	666,640	Name	001.JPG	
Modifier Value		Description	660002778_001.JPG	
Misc Improvements	8,390			
Replacement Cost New	675,030			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	135,006			
Economic Depreciation				
RCNLD (All Sources)	135,006			
Depreciated Improvements				
Outbuilding Value				
Total Improvement Value	135,006			
Land Value	8,750			
Cost Approach Value	143,756		17.97/SqFt	
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value		
Miscellaneous Income		Land Value	8,750	
Effective Gross Income (EGI)		Total Appraised Value	143,756 17.97/SqFt	
Total Expenses				
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



# Rogers

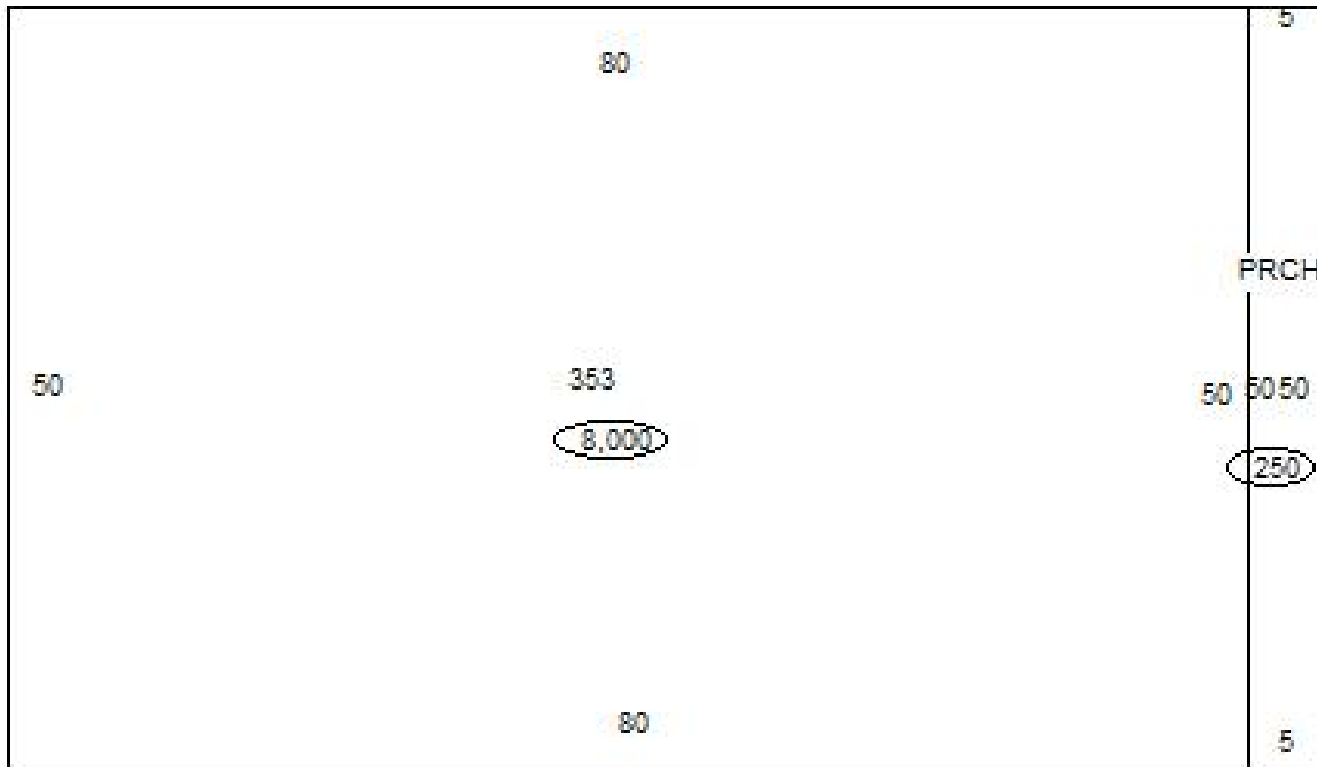
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### Sketch Image

660002778



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		20	353	4,000	2.000	8,000
2	M	PRCH		20	PRCH	250	1.000	250
<b>Total Building Area</b>						4,000		8,000



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Account 660002778  
Parcel ID 000000-00-0-50010-019-0007  
Cadastral ID 04-19-17-03330

Tax Area Code 19  
Property Class UCP  
Owners Name CLASSIC CITY CYCLES LLC

### Building Data

Building ID 941  
Building Sequence 1  
Occupancy 1 353 Retail Store 50%  
Occupancy 2 406 Storage Warehouse 50%  
Occupancy 3  
Total Floor Area 8,000  
Average Perimeter 260  
Number Of Storys 2.00  
Average Wall Ht 16.00  
Year Built 1908  
Effective Age 77  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 82 - Stud Brick Veneer  
Heating/Cooling 11 - Radiant Space Heaters  
Roof Type Shed  
Roof Cover Built/Up Tar

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1 0  
Finish Area - 1  
Finish Code - 2 0  
Finish Area - 2

### Building Image



### Image Information

Image Name IMG\_0076.JPG  
Image Date 3/5/2021  
Image Name IMG\_0076.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 40.83  
Wall Cost 35.64  
HVAC Cost 6.86  
Basement Cost 0.00  
Total Base Cost 83.33  
Total Area 8,000  
Base RCN 666,640  
Misc Impr Value 8,390

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 675,030  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (540,024)  
Total RCNLD 135,006  
Lump Sums  
Total Building Value 135,006 \$ 16.88 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		50x5	250	33.56		8,390
<b>Total Misc Improvement</b>							<b>8,390</b>