



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:16:24
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Assessment Data					Primary Image																																																																																																																				
Account 660003458 Parcel ID 000000-00-0-50040-011-0005 Cadastral ID 05-19-17-02435 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 19 - INOLA OT Name ID 321712 260 BROADWAY LLC 260 N BROADWAY ST INOLA OK 74036-0000 Parcel Location Situs 00260 N BROADWAY Subdivision GRANDVIEW Lot/Block 0005 / 0011 Parcel Size 2.25 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 5001 - TASC 2016 School District S005 - INOLA SCHOOLS					<p>660003458 12/04/25</p> <p>660003458_001.JPG 12/6/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.15392196 -95.51191910 S 25' OF LOT 3 & ALL OF LOTS 4 & 5 BLOCK 11 GRANDVIEW																																																																																																																									
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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	16500			
Non-Ag Acres	0.38			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	16,500.00 x 1.25 =			20,625
Factor Value	0			
Adjustments				
Lot Value	20,625			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1120710	
Total Building Area	4,073	Image Date	12/6/2025	
Total Base Value	689,735	Name	001.JPG	
Modifier Value		Description	660003458_001.JPG	
Misc Improvements	5,851			
Replacement Cost New	695,586			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	560,135			
Economic Depreciation	15%			
RCNLD (All Sources)	476,115			
Depreciated Improvements				
Outbuilding Value	7,689			
Total Improvement Value	483,804			
Land Value	20,625			
Cost Approach Value	504,429	123.85/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	7,689	
Miscellaneous Income		Land Value	20,625	
Effective Gross Income (EGI)		Total Appraised Value	504,429	
Total Expenses			123.85/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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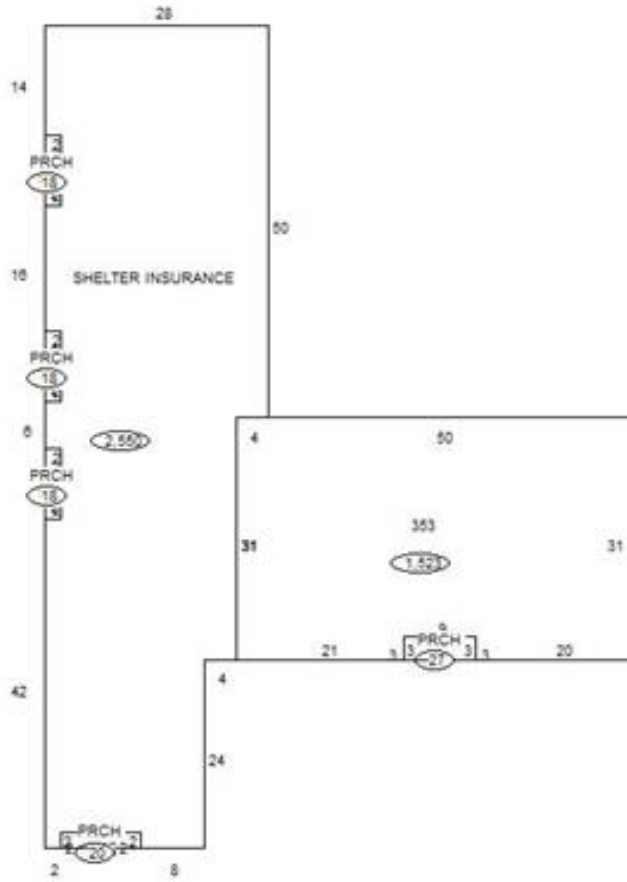
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Sketch Image

660003458



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	SHELTER INSURANCE	2,550	1.000	2,550
2	C	353		20	353	1,523	1.000	1,523
3	M	PRCH		20	PRCH	18	1.000	18
4	M	PRCH		20	PRCH	18	1.000	18
5	M	PRCH		20	PRCH	18	1.000	18
6	M	PRCH		20	PRCH	20	1.000	20
7	M	PRCH		20	PRCH	27	1.000	27
Total Building Area						4,073		4,073



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Account 660003458
Parcel ID 000000-00-0-50040-011-0005
Cadastral ID 05-19-17-02435

Tax Area Code 19
Property Class UCP
Owners Name 260 BROADWAY LLC

Building Data

Building ID 1955
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,523
Average Perimeter 168
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1992
Effective Age 17
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
Roof Type Shed
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 COMREVAL 2013 3-22-13 012.JPG
Image Date 3/22/2013
Image Name COMREVAL 2013 3-22-13 012.JPG
Description \\tsclient\C\Users\TD\Pictures\2013-03-22 COMREVAL 2013 3-22-13\COMREVAL 2013 3-22-13 012.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 65.86
Wall Cost 46.26
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 112.12
Total Area 1,523
Base RCN 170,759
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 170,759
Physical Depreciation 24%
Functional Depreciation
Total Depreciation 24% (40,982)
Total RCNLD 129,777
Lump Sums
Total Building Value 129,777 \$ 85.21 Per SqFt



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Parcel ID 000000-00-0-50040-011-0005
Cadastral ID 05-19-17-02435

Tax Area Code 19
Property Class UCP
Owners Name 260 BROADWAY LLC

Building Data

Building ID 612
Building Sequence 2
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,550
Average Perimeter 282
Number Of Storys 1.00
Average Wall Ht 9.00
Year Built 1992
Effective Age 17
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 7 - Package Unit
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

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Description \\tsclient\C\Users\TD\Pictures\2013-03-22 COMREVAL 2013 3-22-13\COMREVAL 2013 3-22-13 011.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 94.94
Wall Cost 87.68
HVAC Cost 20.90
Basement Cost 0.00
Total Base Cost 203.52
Total Area 2,550
Base RCN 518,976
Misc Impr Value 5,851

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 524,827
Physical Depreciation 18%
Functional Depreciation
Total Depreciation 18% (94,469)
Total RCNLD 430,358
Lump Sums
Total Building Value 430,358 \$ 168.77 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		9x2	18	58.01		1,044
PRCH	Porch		9x2	18	58.01		1,044
PRCH	Porch		9x2	18	58.01		1,044
PRCH	Porch		10x2	20	57.96		1,159
PRCH	Porch		9x3	27	57.79		1,560
Total Misc Improvement							5,851



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		6,706
	Qual 3	Cond 3	Year 2010	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2.83 x 6,706)		18,978	13,285	5,693

	PACN	PAVING - CONCRETE	0x0x0	Concrete		750
	Qual 3	Cond 3	Year 2010	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.84 x 750)		3,630	1,634	1,996

Total Site Improvement Value 7,689