



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:53:25  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660008440 <b>Parcel ID</b> 19N17E-09-2-00000-000-0000 <b>Cadastral ID</b> 09-19-17-04730 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 349043 MCANELLY, BILLY R JR & CHRISTOPHER SCHOENFELD  PO BOX 9931 TULSA OK 74157-0000  <b>Parcel Location</b> <b>Situs</b> 00005 A ST SE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .37 - Acres <b>Sec/Twn/Rng</b> 9 / 19 / 17 / 2 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S005 - INOLA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.14759554 -95.50559536 E 90' W 265' E 1065.5' N 180' NE NW (FORMERLY LOTS 1-7 LESS E 10' LOT 7 BLK 3 SOUTH INOLA & 1/2 VACATED ALLEY & ST ADJ).																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.35		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	15,259.00 x 1.25 = 19,074		
Factor Value	0		
Adjustments			
Lot Value	19,074		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	967569
Total Building Area	2,310	Image Date	7/14/2021
Total Base Value	171,587	Name	IMG_0008.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements	6,160		
Replacement Cost New	177,747		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	138,643		
Economic Depreciation			
RCNLD (All Sources)	138,643		
Depreciated Improvements			
Outbuilding Value	447		
Total Improvement Value	139,090		
Land Value	19,074		
Cost Approach Value	158,164	68.47/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	447
Miscellaneous Income		Land Value	19,074
Effective Gross Income (EGI)		Total Appraised Value	158,164
Total Expenses			68.47/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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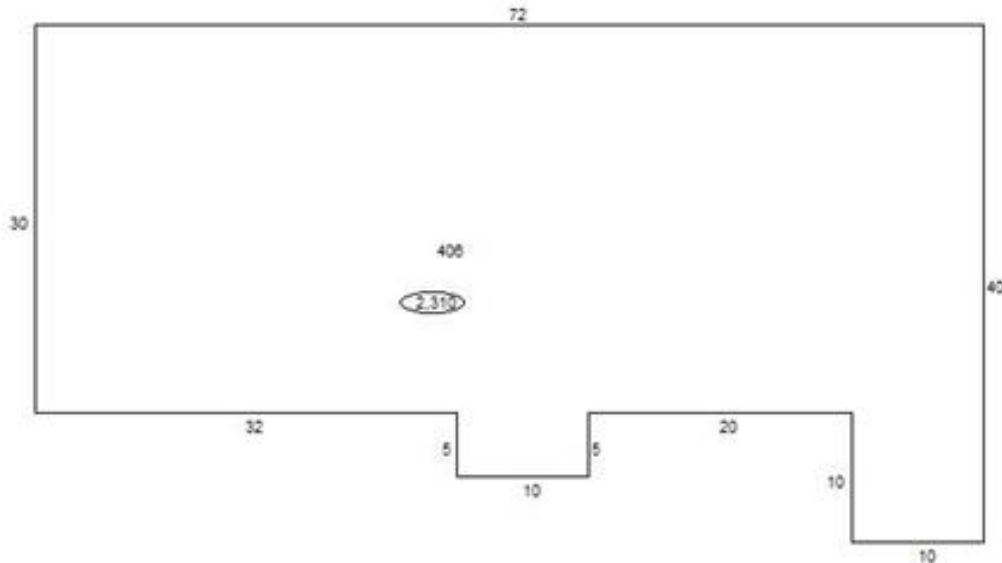
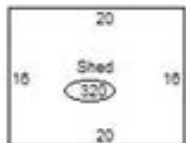
Date 04/18/2026

Time 07:53:25

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Sketch Image

660008440



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	406	2,310	1.000	2,310
2	M	SHDS		20	Shed	320	1.000	320
<b>Total Building Area</b>						2,310		2,310



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Cadastral ID 09-19-17-04730

Tax Area Code 19  
Property Class UC  
Owners Name MCANELLY, BILLY R JR &

### Building Data

Building ID 2040  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,310  
Average Perimeter 234  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2000  
Effective Age 13  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
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\_0008.JPG  
Image Date 7/14/2021  
Image Name IMG\_0008.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 42.62  
Wall Cost 19.74  
HVAC Cost 11.92  
Basement Cost 0.00  
Total Base Cost 74.28  
Total Area 2,310  
Base RCN 171,587  
Misc Impr Value 6,160

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 177,747  
Physical Depreciation 22%  
Functional Depreciation  
Total Depreciation 22% (39,104)  
Total RCNLD 138,643  
Lump Sums  
Total Building Value 138,643 \$ 60.02 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
SHDS	Shed - Small		20x16	320	19.25		6,160
<b>Total Misc Improvement</b>							<b>6,160</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	10x10x0	Concrete		100
	Qual 4	Cond 4	Year 2000	Eff Age 10		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (10.40 x 100)		1,040	593	447
<b>Total Site Improvement Value</b>				<b>447</b>