



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:08:55  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020952 <b>Parcel ID</b> 21N15E-25-4-00000-000-0000 <b>Cadastral ID</b> 25-21-15-01200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 264945 WALKE BROTHERS MEAT PROCESSING  INC 9815 E 520 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09815 E 520 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 6 - Acres <b>Sec/Twn/Rng</b> 25 / 21 / 15 / 4 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26679111 -95.65218052																																																																																																																									
<b>Building Permits</b>					REVAL 2023 5/13/2022																																																																																																																				
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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	6			
Non-Ag Acres	7.429			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	323,624.00 x .46 =			148,424
Factor Value	0			
Adjustments	50%			
Lot Value	74,212			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	998440	
Total Building Area	11,433	Image Date	5/13/2022	
Total Base Value	905,870	Name	IMG_0010.JPG	
Modifier Value		Description	REVAL 2023	
Misc Improvements	9,576			
Replacement Cost New	915,446			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	666,471			
Economic Depreciation				
RCNLD (All Sources)	666,471			
Depreciated Improvements				
Outbuilding Value	86,170			
Total Improvement Value	752,641			
Land Value	74,212			
Cost Approach Value	826,853		72.32/SqFt	
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	86,170	
Miscellaneous Income		Land Value	74,212	
Effective Gross Income (EGI)		Total Appraised Value	826,853	
Total Expenses			72.32/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			





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Account 660020952  
Parcel ID 21N15E-25-4-00000-000-0000  
Cadastral ID 25-21-15-01200

Tax Area Code 80  
Property Class UC  
Owners Name WALKE BROTHERS MEAT PROCESSING

### Building Data

Building ID 4836  
Building Sequence 1  
Occupancy 1 533 Warehouse Food Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,800  
Average Perimeter 220  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2021  
Effective Age 3  
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 Flat  
Roof Cover Composition Roll

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\_0001.JPG  
Image Date 8/30/2021  
Image Name IMG\_0001.JPG  
Description NEW BUILDING

### Cost Calculations

Appraisal Zone 4  
Zone Description  
Base Cost 69.79  
Wall Cost 17.01  
HVAC Cost 10.22  
Basement Cost 0.00  
Total Base Cost 97.02  
Total Area 2,800  
Base RCN 271,656  
Misc Impr Value 9,576

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 281,232  
Physical Depreciation 5%  
Functional Depreciation  
Total Depreciation 5% (14,062)  
Total RCNLD 267,170  
Lump Sums  
Total Building Value 267,170 \$ 95.42 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	2021	6X70	420	22.80		9,576
<b>Total Misc Improvement</b>							<b>9,576</b>



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Account 660020952  
Parcel ID 21N15E-25-4-00000-000-0000  
Cadastral ID 25-21-15-01200

Tax Area Code 80  
Property Class UC  
Owners Name WALKE BROTHERS MEAT PROCESSING

### Building Data

Building ID 4182  
Building Sequence 2  
Occupancy 1 533 Warehouse Food Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,600  
Average Perimeter 160  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2017  
Effective Age 5  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 4 - Good  
Condition 3 - Average  
Exterior Wall 116 - Single Metal on Steel Frame  
Heating/Cooling 7 - Package Unit  
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\_0014.JPG  
Image Date 5/13/2022  
Image Name IMG\_0014.JPG  
Description REVAL 2023

### Cost Calculations

Appraisal Zone 4  
Zone Description  
Base Cost 88.25  
Wall Cost 25.33  
HVAC Cost 15.33  
Basement Cost 0.00  
Total Base Cost 128.91  
Total Area 1,600  
Base RCN 206,256  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 206,256  
Physical Depreciation 6%  
Functional Depreciation  
Total Depreciation 6% (12,375)  
Total RCNLD 193,881  
Lump Sums  
Total Building Value 193,881 \$ 121.18 Per SqFt



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Account 660020952  
Parcel ID 21N15E-25-4-00000-000-0000  
Cadastral ID 25-21-15-01200

Tax Area Code 80  
Property Class UC  
Owners Name WALKE BROTHERS MEAT PROCESSING

### Building Data

Building ID 2200  
Building Sequence 3  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 7,033  
Average Perimeter 418  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 2004  
Effective Age 19  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
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 11192008 009.jpg  
Image Date 10/23/2012  
Image Name 11192008 009.jpg  
Description \\tsclient\C\casio pics\11192008 009.jpg

### Cost Calculations

Appraisal Zone 4  
Zone Description  
Base Cost 37.37  
Wall Cost 12.79  
HVAC Cost 10.69  
Basement Cost 0.00  
Total Base Cost 60.85  
Total Area 7,033  
Base RCN 427,958  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 427,958  
Physical Depreciation 36%  
Functional Depreciation 25%  
Total Depreciation 52% (222,538)  
Total RCNLD 205,420  
Lump Sums  
Total Building Value 205,420 \$ 29.21 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	GARAGE - DETACHED	35x24x10	Concrete		840		
	Qual	3	Cond	3	Year	2009	Eff Age	13
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (27.24 x 840)				22,882	6,407	16,475	
	FLV	SINGLE FACE PAINTED METAL SIGN	10x10x0			4,675		
	Qual		Cond		Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (1.00 x 4,675)				4,675	701	3,974	
	FLV	WALK IN COOLER	0x0x0			33,225		
	Qual		Cond		Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (1.00 x 33,225)				33,225	4,984	28,241	
	FLV	WALK IN COOLER	0x0x0			20,150		
	Qual		Cond		Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (1.00 x 20,150)				20,150	3,023	17,127	
	FLV	FREEZER WALK IN	0x0x0			23,945		
	Qual		Cond		Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (1.00 x 23,945)				23,945	3,592	20,353	
<b>Total Site Improvement Value</b>						<b>86,170</b>		