



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 10:06:37
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022466 Parcel ID 23N17E-26-1-00000-000-0000 Cadastral ID 26-23-17-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 332394 XIONG, XEE & TSUESENG 20500 E 390 RD CHELSEA OK 74016-0000 Parcel Location Situs 20500 E 390 RD Subdivision Lot/Block / Parcel Size 60 - Acres Sec/Twn/Rng 26 / 23 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.45046743 -95.46142980																																																																																																																									
NW NE & E2 NE NW					Building Permits																																																																																																																				
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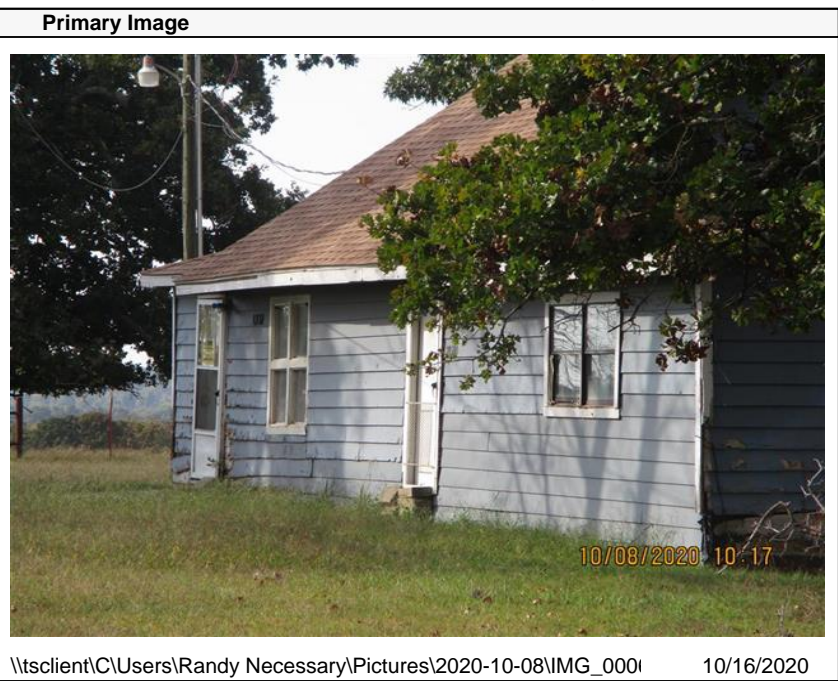
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,056 / 1,056
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 120

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	22,155		
Lot Value			
Indicated Value	22,155	20.98	Per SqFt
Agland Value	4,840		
Site Improvements			
Total Value	26,995	25.56	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	80.91	Total Misc Impr	+	1,080
Roofing Adj	+ 3.84	Garage Cost	+	
Subfloor Adj	+ 2.43	Total RCN	=	110,777
Heat/Cool Adj	+ 9.48	Depreciation (80%)	-	88,622
Plumbing Adj	+ 7.22	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	22,155
Adj Base Cost	= 103.88	Lot Value	+	
Total Area	x 1,056	Indicated Value	=	22,155
Adjusted Cost	= 109,697	Value Per SqFt		20.98

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	55098	12x10		120	9.00		1,080



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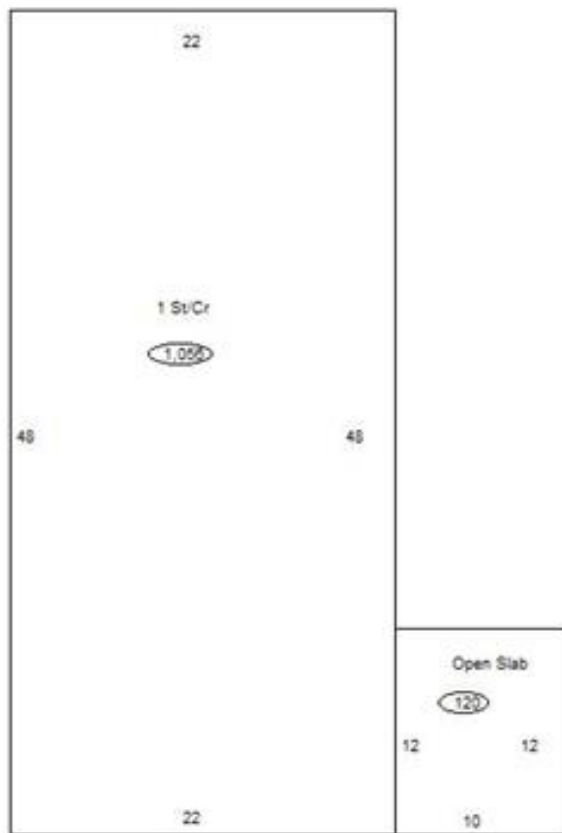
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Sketch Image

660022466



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,056	1.000	1,056
2	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,056		1,056



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Value Model			
Value Method			
Base Lot Value	x .00 =		
Factor Value	0		
Adjustments			
Lot Value			
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1027892
Total Building Area	15,460	Image Date	6/22/2023
Total Base Value	81,167	Name	IMG_0001.JPG
Modifier Value		Description	\\tsclient\Z\CASEY\CASEY BOOTH COMMERCIAL VI\2023-5-5\IMG_0001.JPG
Misc Improvements			
Replacement Cost New	81,167		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	68,182		
Economic Depreciation			
RCNLD (All Sources)	68,182		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	68,182		
Land Value			
Cost Approach Value	68,182		4.41/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	22,155
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	68,182 4.41/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Account 660022466
Parcel ID 23N17E-26-1-00000-000-0000
Cadastral ID 26-23-17-00300

Tax Area Code 71
Property Class RA
Owners Name XIONG, XEE & TSUESENG

Building Data

Building ID 5011
Building Sequence 1
Occupancy 1 170 Institutional Greenhouse, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 800
Average Perimeter 120
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 199 - N/A
Heating/Cooling 15 - No HVAC
Roof Type
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 IMG_0001.JPG
Image Date 6/22/2023
Image Name IMG_0001.JPG
Description \\tsclient\Z\CASEY\CASEY BOOTH COMMERCIAL VI\2023-55\IMG_0001.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 800
Base RCN 4,200
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 4,200
Physical Depreciation 7%
Functional Depreciation 10%
Total Depreciation 16% (672)
Total RCNLD 3,528
Lump Sums
Total Building Value 3,528 \$ 4.41 Per SqFt



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Parcel ID 23N17E-26-1-00000-000-0000
Cadastral ID 26-23-17-00300

Tax Area Code 71
Property Class RA
Owners Name XIONG, XEE & TSUESENG

Building Data

Building ID 5012
Building Sequence 2
Occupancy 1 170 Institutional Greenhouse, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 540
Average Perimeter 96
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 199 - N/A
Heating/Cooling 15 - No HVAC
Roof Type
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 IMG_0002.JPG
Image Date 6/22/2023
Image Name IMG_0002.JPG
Description \\tsclient\Z\CASEY\CASEY BOOTH COMMERCIAL VI\2023-55\IMG_0002.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 540
Base RCN 2,835
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 2,835
Physical Depreciation 7%
Functional Depreciation 10%
Total Depreciation 16% (454)
Total RCNLD 2,381
Lump Sums
Total Building Value 2,381 \$ 4.41 Per SqFt



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Cadastral ID 26-23-17-00300

Tax Area Code 71
Property Class RA
Owners Name XIONG, XEE & TSUESENG

Building Data

Building ID 5013
Building Sequence 3
Occupancy 1 171 Institutional Greenhouse, Medium 100%
Occupancy 2
Occupancy 3
Total Floor Area 304
Average Perimeter 92
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Flat
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_0003.JPG
Image Date 6/22/2023
Image Name IMG_0003.JPG
Description \\tsclient\Z\CASEY\CASEY BOOTH COMMERCIAL VI\2023-55\IMG_0003.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 304
Base RCN 1,596
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,596
Physical Depreciation 7%
Functional Depreciation 10%
Total Depreciation 16% (255)
Total RCNLD 1,341
Lump Sums
Total Building Value 1,341 \$ 4.41 Per SqFt



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Cadastral ID 26-23-17-00300

Tax Area Code 71
Property Class RA
Owners Name XIONG, XEE & TSUESENG

Building Data

Building ID 5014
Building Sequence 4
Occupancy 1 171 Institutional Greenhouse, Medium 100%
Occupancy 2
Occupancy 3
Total Floor Area 304
Average Perimeter 92
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover Metal

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

Building Image



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Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 304
Base RCN 1,596
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,596
Physical Depreciation 7%
Functional Depreciation 10%
Total Depreciation 16% (255)
Total RCNLD 1,341
Lump Sums
Total Building Value 1,341 \$ 4.41 Per SqFt



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Cadastral ID 26-23-17-00300

Tax Area Code 71
Property Class RA
Owners Name XIONG, XEE & TSUESENG

Building Data

Building ID 5015
Building Sequence 5
Occupancy 1 171 Institutional Greenhouse, Medium 100%
Occupancy 2
Occupancy 3
Total Floor Area 304
Average Perimeter 92
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Flat
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_0003.JPG
Image Date 6/22/2023
Image Name IMG_0003.JPG
Description \\tsclient\Z\CASEY\CASEY BOOTH COMMERCIAL VI\2023-55\IMG_0003.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 304
Base RCN 1,596
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,596
Physical Depreciation 7%
Functional Depreciation 10%
Total Depreciation 16% (255)
Total RCNLD 1,341
Lump Sums
Total Building Value 1,341 \$ 4.41 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Account 660022466
Parcel ID 23N17E-26-1-00000-000-0000
Cadastral ID 26-23-17-00300

Tax Area Code 71
Property Class RA
Owners Name XIONG, XEE & TSUESENG

Building Data

Building ID 5016
Building Sequence 6
Occupancy 1 171 Institutional Greenhouse, Medium 100%
Occupancy 2
Occupancy 3
Total Floor Area 304
Average Perimeter 92
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Flat
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_0003.JPG
Image Date 6/22/2023
Image Name IMG_0003.JPG
Description \\tsclient\Z\CASEY\CASEY BOOTH COMMERCIAL VI\2023-55\IMG_0003.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 304
Base RCN 1,596
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,596
Physical Depreciation 7%
Functional Depreciation 10%
Total Depreciation 16% (255)
Total RCNLD 1,341
Lump Sums
Total Building Value 1,341 \$ 4.41 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Account 660022466
Parcel ID 23N17E-26-1-00000-000-0000
Cadastral ID 26-23-17-00300

Tax Area Code 71
Property Class RA
Owners Name XIONG, XEE & TSUESENG

Building Data

Building ID 5017
Building Sequence 7
Occupancy 1 171 Institutional Greenhouse, Medium 100%
Occupancy 2
Occupancy 3
Total Floor Area 304
Average Perimeter 92
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Flat
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

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Image Date 6/22/2023
Image Name IMG_0004.JPG
Description \\tsclient\Z\CASEY\CASEY BOOTH COMMERCIAL VI\2023-55\IMG_0004.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 304
Base RCN 1,596
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,596
Physical Depreciation 7%
Functional Depreciation 10%
Total Depreciation 16% (255)
Total RCNLD 1,341
Lump Sums
Total Building Value 1,341 \$ 4.41 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

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Account 660022466
Parcel ID 23N17E-26-1-00000-000-0000
Cadastral ID 26-23-17-00300

Tax Area Code 71
Property Class RA
Owners Name XIONG, XEE & TSUESENG

Building Data

Building ID 5018
Building Sequence 8
Occupancy 1 170 Institutional Greenhouse, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,150
Average Perimeter 270
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 199 - N/A
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

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

Building Image



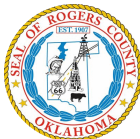
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Image Name IMG_0006.JPG
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Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 3,150
Base RCN 16,538
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 16,538
Physical Depreciation 7%
Functional Depreciation 10%
Total Depreciation 16% (2,646)
Total RCNLD 13,892
Lump Sums
Total Building Value 13,892 \$ 4.41 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

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Account 660022466
Parcel ID 23N17E-26-1-00000-000-0000
Cadastral ID 26-23-17-00300

Tax Area Code 71
Property Class RA
Owners Name XIONG, XEE & TSUESENG

Building Data

Building ID 5019
Building Sequence 9
Occupancy 1 170 Institutional Greenhouse, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,150
Average Perimeter 270
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 199 - N/A
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover
Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



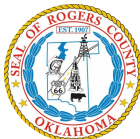
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Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 3,150
Base RCN 16,538
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 16,538
Physical Depreciation 7%
Functional Depreciation 10%
Total Depreciation 16% (2,646)
Total RCNLD 13,892
Lump Sums
Total Building Value 13,892 \$ 4.41 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Account 660022466
Parcel ID 23N17E-26-1-00000-000-0000
Cadastral ID 26-23-17-00300

Tax Area Code 71
Property Class RA
Owners Name XIONG, XEE & TSUESENG

Building Data

Building ID 5020
Building Sequence 10
Occupancy 1 170 Institutional Greenhouse, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,150
Average Perimeter 270
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 199 - N/A
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

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

Building Image



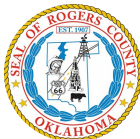
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Image Date 6/22/2023
Image Name IMG_0007.JPG
Description \\tsclient\Z\CASEY\CASEY BOOTH COMMERCIAL VI\2023-55\IMG_0007.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 3,150
Base RCN 16,538
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 16,538
Physical Depreciation 7%
Functional Depreciation 10%
Total Depreciation 16% (2,646)
Total RCNLD 13,892
Lump Sums
Total Building Value 13,892 \$ 4.41 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

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Account 660022466
Parcel ID 23N17E-26-1-00000-000-0000
Cadastral ID 26-23-17-00300

Tax Area Code 71
Property Class RA
Owners Name XIONG, XEE & TSUESENG

Building Data

Building ID 5021
Building Sequence 11
Occupancy 1 170 Institutional Greenhouse, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,150
Average Perimeter 270
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 199 - N/A
Heating/Cooling 15 - No HVAC
Roof Type
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 IMG_0008.JPG
Image Date 6/22/2023
Image Name IMG_0008.JPG
Description \\tsclient\Z\CASEY\CASEY BOOTH COMMERCIAL VI\2023-55\IMG_0008.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 5.25
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 5.25
Total Area 3,150
Base RCN 16,538
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 16,538
Physical Depreciation 7%
Functional Depreciation 10%
Total Depreciation 16% (2,646)
Total RCNLD 13,892
Lump Sums
Total Building Value 13,892 \$ 4.41 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

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Agland Inventory

660022466

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	10.000	36	36	360	360
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	12.000	63	63	756	756
TMBR Totals						22.000			1,116	1,116
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	38.000	98	98	3,724	3,724
IMP PST Totals						38.000			3,724	3,724
Total Agland						60.000			4,840	4,840