




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660026511 Parcel ID 000000-00-0-30010-041-0005 Cadastral ID 30-24-18-03510 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 294401 FREEMAN, MICHAEL R & CHERYL R 421 N WILSON VINITA OK 74301-0000 Parcel Location Situs 00602 WALNUT ST Subdivision CHELSEA O T Lot/Block 0005 / 0041 Parcel Size .89 - Lots Sec/Twn/Rng 30 / 24 / 18 / 5 Neighborhood 5001 - TASC 2016 School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.53327916 -95.42996702 SOUTHERLY 89' OF LOT 5 BLOCK 41 CHELSEA O T																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	15100		
Non-Ag Acres	0.295		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	12,853.00 x 1.25 = 16,066		
Factor Value	0		
Adjustments			
Lot Value	16,066		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	938516
Total Building Area	2,464	Image Date	9/1/2020
Total Base Value	219,374	Name	IMG_0011.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	219,374		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	131,624		
Economic Depreciation			
RCNLD (All Sources)	131,624		
Depreciated Improvements			
Outbuilding Value	120,632		
Total Improvement Value	252,256		
Land Value	16,066		
Cost Approach Value	268,322 108.90/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	120,632
Miscellaneous Income		Land Value	16,066
Effective Gross Income (EGI)		Total Appraised Value	268,322 108.90/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

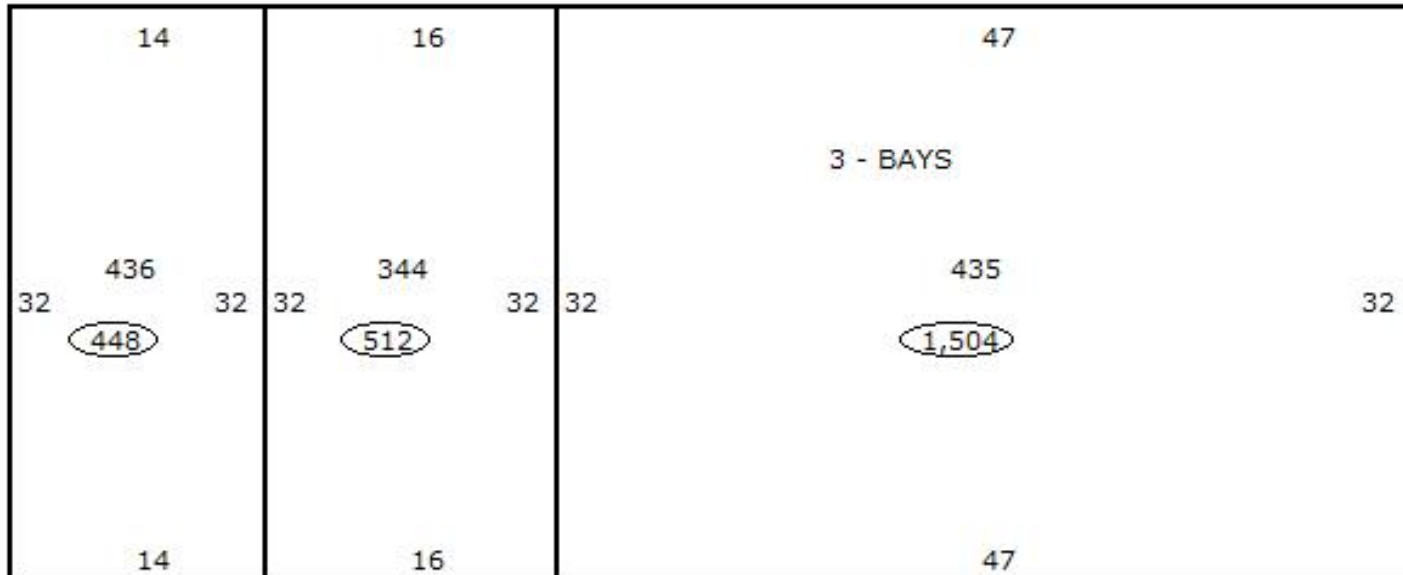
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Sketch Image

660026511



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	512	1.000	512
2	C	435		13	435	1,504	1.000	1,504
3	C	436		13	436	448	1.000	448
4	N	0		13	3 - BAYS		0.000	
Total Building Area						2,464		2,464



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Account 660026511
Parcel ID 000000-00-0-30010-041-0005
Cadastral ID 30-24-18-03510

Tax Area Code 29
Property Class UCP
Owners Name FREEMAN, MICHAEL R & CHERYL R

Building Data

Building ID 3712
Building Sequence 1
Occupancy 1 435 Car Wash - Drive Thru 100%
Occupancy 2
Occupancy 3
Total Floor Area 448
Average Perimeter 92
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2007
Effective Age 10
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Flat
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 60.17
Wall Cost 47.34
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 107.51
Total Area 448
Base RCN 48,164
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 48,164
Physical Depreciation 40%
Functional Depreciation
Total Depreciation 40% (19,266)
Total RCNLD 28,898
Lump Sums
Total Building Value 28,898 \$ 64.50 Per SqFt



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Account 660026511
Parcel ID 000000-00-0-30010-041-0005
Cadastral ID 30-24-18-03510

Tax Area Code 29
Property Class UCP
Owners Name FREEMAN, MICHAEL R & CHERYL R

Building Data

Building ID 3711
Building Sequence 2
Occupancy 1 434 Car Wash - Self Serve 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,504
Average Perimeter 158
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2007
Effective Age 10
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Flat
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 49.62
Wall Cost 24.22
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 73.84
Total Area 1,504
Base RCN 111,055
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 111,055
Physical Depreciation 40%
Functional Depreciation
Total Depreciation 40% (44,422)
Total RCNLD 66,633
Lump Sums
Total Building Value 66,633 \$ 44.30 Per SqFt



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Account 660026511
Parcel ID 000000-00-0-30010-041-0005
Cadastral ID 30-24-18-03510

Tax Area Code 29
Property Class UCP
Owners Name FREEMAN, MICHAEL R & CHERYL R

Building Data

Building ID 3710
Building Sequence 3
Occupancy 1 435 Car Wash - Drive Thru 100%
Occupancy 2
Occupancy 3
Total Floor Area 512
Average Perimeter 96
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2007
Effective Age 10
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type Flat
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 59.53
Wall Cost 43.23
HVAC Cost 14.73
Basement Cost 0.00
Total Base Cost 117.49
Total Area 512
Base RCN 60,155
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 60,155
Physical Depreciation 40%
Functional Depreciation
Total Depreciation 40% (24,062)
Total RCNLD 36,093
Lump Sums
Total Building Value 36,093 \$ 70.49 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	FRAME CANOPY	16x10x0			3,400
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 3,400)		3,400	850	2,550
	FLV	CONC SLAB	16x10x0			800
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 800)		800	200	600
	FLV	ROLL-OVER-ROBOT	0x0x0			81,750
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 81,750)		81,750	46,598	35,152
	FLV	SELF-WASH ASSEMBLY (3)	0x0x0			51,300
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 51,300)		51,300	29,241	22,059
	FLV	ADD PER BAY-SOAP,WAX,RINSE (3)	0x0x0			24,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 24,000)		24,000	13,680	10,320
	FLV	AIR DRY BLOWER	0x0x0			30,500
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 30,500)		30,500	17,385	13,115
	FLV	VACUUM STATION (4)	0x0x0			6,600
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 6,600)		6,600	3,762	2,838



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FLV	ISLANDS (3)		10x8x0		1,920
Qual		Cond	Year	Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 1,920)		1,920	1,094	826

PACN	PAVING - CONCRETE		0x0x0		10,386
Qual		Cond	Year	Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (4.42 x 10,386)		45,906	22,953	22,953

FLV	SF PAINTED WOOD SIGN		8x6x0		1,195
Qual		Cond	Year	Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 1,195)		1,195	681	514

FLV	MERCURY VAPOR LIGHTS (1)		0x0x0		1,100
Qual		Cond	Year	Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 1,100)		1,100	627	473

FLV	MTL LIGHT POLE 1 @ 18'		0x0x0		1,260
Qual		Cond	Year	Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 1,260)		1,260	718	542

FLV	DBL F PLASTIC ILL SIGN		8x6x0		8,640
Qual		Cond	Year	Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 8,640)		8,640	4,925	3,715

FLV	MTL SIGN POLE 1 @ 10'		0x0x0		520
Qual		Cond	Year	Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 520)		520	296	224



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:37:33
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FLV	TOWEL VENDORS	0x0x0			1,320
Qual	Cond	Year		Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 1,320)		1,320	343	977

FLV	CHANGE MACHINE	0x0x0			5,100
Qual	Cond	Year		Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 5,100)		5,100	1,326	3,774

				Total Site Improvement Value	120,632
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