



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:41:48
Page 1

Assessment Data					Primary Image									
Account	660026564													
Parcel ID	000000-00-0-30010-049-0006													
Cadastral ID	30-24-18-04030													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area	2											
Tax Area	29 - CHELSEA OT													
Name ID	337839													
SUVA SANDESH INVESTMENT LLC														
720 WALNUT ST CHELSEA OK 74016-0000														
Parcel Location														
Situs	00720 WALNUT ST													
Subdivision	CHELSEA O T													
Lot/Block	0006 / 0049	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	30 / 24 / 18 / 5													
Neighborhood	5001 - TASC 2016													
School District	S003 - CHELSEA SCHOOLS													
REVAL 2021 8/27/2020														
Legal Description Lat/Long: 36.53281102 -95.43048169														
N 54' OF LOT 5 & ALL OF LOT 6 BLOCK 49 CHELSEA O T														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	PERFECT FOOD & GAS 1 INC	03/29/2022	3,000,000	WG					
					2721/830	BEAVERS FAMILY TRUST &	07/05/2018	1,150,000	YES					
					2722/362	EPP-AVP ACQUISITION LLC	07/03/2018	1,200,000	YES					
					2522/685	BEAVERS, J R	12/30/2015	0	4					
					2522/683	BEAVERS, J R	12/30/2015	0	4					
					1216/925	LEWIS, JIMMY BLAKE	02/29/2000	545,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax						
Remove Cap	2023	Land Value	56,754	56,754	11%	6,243	Assessed	49,717	4,114.08					
Year Frozen	0	Improvements	551,760	395,221		43,474	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	608,514	451,975		49,717	Total Taxable	49,717	4,114.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660026564	SUVA SANDESH INVESTMENT LLC	29	622,747	0	47,350	3,918.00							
2024	2024-660026564	SUVA SANDESH INVESTMENT LLC	29	409,956	0	45,096	3,806.00							
2023	2023-660026564	SUVA SANDESH INVESTMENT LLC	29	538,026	0	59,183	5,045.00							
2022	2022-660026564	SUVA SANDESH INVESTMENT LLC	29	538,026	0	59,183	5,007.00							
2021	2021-660026564	PERFECT FOOD & GAS 1 INC	29	706,928	0	77,762	6,591.00							
2020	2020-660026564	PERFECT FOOD & GAS 1 INC	29	722,304	0	79,454	6,738.00							
2019	2019-660026564	PERFECT FOOD & GAS 1 INC	29	722,304	0	79,454	6,824.00							
2018	2018-660026564	PERFECT FOOD & GAS 1 INC	29	424,395	0	46,684	3,988.00							
2017	2017-660026564	BEAVERS FAMILY TRUST &	29	424,395	0	46,684	4,003.00							
2016	2016-660026564	BEAVERS FAMILY TRUST &	29	424,395	0	46,684	4,069.00							
2015	2015-660026564	BEAVERS, J R	29	470,000	0	51,700	4,453.00							
2014	2014-660026564	BEAVERS, J R	29	470,000	0	51,700	4,605.00							
2013	2013-660026564	BEAVERS, J R	29	470,000	0	51,700	4,587.00							



Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:41:48
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	24600		
Non-Ag Acres	1.106		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	48,167.00 x 1.18 = 56,754		
Factor Value	0		
Adjustments			
Lot Value	56,754		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	938001
Total Building Area	4,402	Image Date	8/27/2020
Total Base Value	451,425	Name	IMG_0026.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	451,425		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	275,369		
Economic Depreciation			
RCNLD (All Sources)	275,369		
Depreciated Improvements			
Outbuilding Value	276,391		
Total Improvement Value	551,760		
Land Value	56,754		
Cost Approach Value	608,514 138.24/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	276,391
Miscellaneous Income		Land Value	56,754
Effective Gross Income (EGI)		Total Appraised Value	608,514 138.24/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

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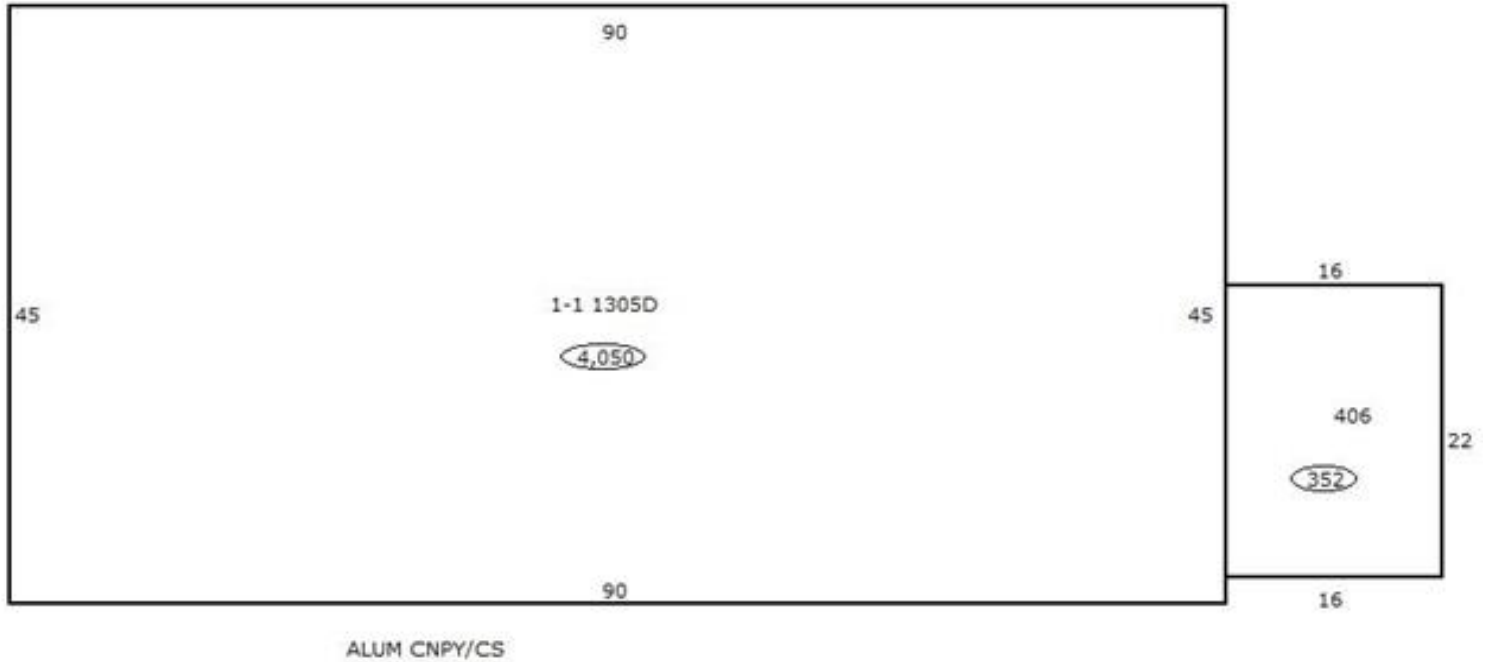
Date 04/16/2026

Time 23:41:48

Page 3

Sketch Image

660026564



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	531		13	1-1 1305D	4,050	1.000	4,050
2	C	406		13	406	352	1.000	352
3	N	0		13	ALUM CNPY/CS		0.000	
Total Building Area						4,402		4,402



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:41:48
Page 4

Account 660026564
Parcel ID 000000-00-0-30010-049-0006
Cadastral ID 30-24-18-04030

Tax Area Code 29
Property Class UCP
Owners Name SUVA SANDESH INVESTMENT LLC

Building Data

Building ID 470
Building Sequence 1
Occupancy 1 531 Mini-Mart Convenience Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,402
Average Perimeter 346
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1994
Effective Age 16
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 87 - Stud Hardboard Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
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

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 63.61
Wall Cost 27.02
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 102.55
Total Area 4,402
Base RCN 451,425
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 451,425
Physical Depreciation 39%
Functional Depreciation
Total Depreciation 39% (176,056)
Total RCNLD 275,369
Lump Sums
Total Building Value 275,369 \$ 62.56 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026

Time 23:41:48

Page 5

660026564

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	ALUM CANOPY 6*90	0x0x0			5,454
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 5,454)		5,454	2,509	2,945
	FLV	CONC SLAB 6*90	0x0x0			2,700
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 2,700)		2,700	1,242	1,458
	FLV	TIME & TEMP DBL SIDED 4*6	0x0x0			19,350
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 19,350)		19,350	8,901	10,449
	PACN	PAVING - CONCRETE	0x0x0			16,978
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.42 x 16,978)		75,043	34,520	40,523
	FLV	DBL F PLASTIC SIGN 8*14	0x0x0			12,320
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 12,320)		12,320	5,667	6,653
	FLV	SF PLASTIC ILL 4*8	0x0x0			4,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,000)		4,000	1,840	2,160
	FLV	SF PLASTIC ILL 2 @ 3*3	0x0x0			2,880
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 2,880)		2,880	1,325	1,555



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:41:48
Page 6

FLV	SF PLASTIC ILL 4*13	0x0x0			5,200
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 5,200)		5,200	2,392	2,808

FLV	MTL SIGN POLE 10" @ 14'	0x0x0			1,624
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 1,624)		1,624	747	877

FLV	MTL GAS CANOPY 3804SF	0x0x0			100,806
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 100,806)		100,806	46,371	54,435

FLV	ELECT DISPENSER TWIN (6)	0x0x0			56,400
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 56,400)		56,400	25,944	30,456

FLV	TOTALIZER, PER HOSE (16)	0x0x0			28,800
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 28,800)		28,800	13,248	15,552

FLV	MIXED PRODUCTS (40)	0x0x0			16,000
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 16,000)		16,000	7,360	8,640

FLV	AIR/WATER SERVICE (1)	0x0x0			29,859
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 29,859)		29,859	13,735	16,124



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:41:48
Page 7

FLV	POINT OF PURCHASE (12)	0x0x0			37,800
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 37,800)		37,800	17,388	20,412

FLV	LEAKAGE MONITOR (4)	0x0x0			18,800
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 18,800)		18,800	8,648	10,152

FLV	TANK MONITOR CONSOLE (1)	0x0x0			5,400
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 5,400)		5,400	2,484	2,916

FLV	UNDERGROUND PUMPS (4)	0x0x0			6,800
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 6,800)		6,800	3,128	3,672

FLV	PIPING PER TANK & DISPENSER	0x0x0			10,400
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 10,400)		10,400	4,784	5,616

FLV	EXTERIOR COOLER 8*12	0x0x0			11,900
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 11,900)		11,900	5,474	6,426

FLV	UNDERGROUND STL TANK 8,000GAL	0x0x0			20,250
Qual	Cond	Year	Eff Age		

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 20,250)		20,250	9,315	10,935



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:41:48
Page 8

FLV	UNDERGROUND STL TANK 3 @ 4,000GAL	0x0x0			40,050
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 40,050)		40,050	18,423	21,627
Total Site Improvement Value				276,391
