



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:41:47
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660028542 Parcel ID 23N15E-33-3-00000-000-0000 Cadastral ID 33-23-15-04400 Property Type REAL - Real Property Property Class NOP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 288954 UTICA SERVICES INC ATTN: PROPERTY TAX DEPT 4040 VINCENNES CIRCLE INDIANAPOLIS IN 46268-0000 Parcel Location Situs 12834 S OLD HWY 169 Subdivision Lot/Block / Parcel Size 3.55 - Acres Sec/Twn/Rng 33 / 23 / 15 / 3 Neighborhood 90000 - COMMERCIAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.42638156 -95.72169275																																																																																																																									
TR IN NW/4 SW/4 SW/4 DESC AS BEG NW/C THEREOF; TH E 228.14'; TH S 148.41'; TH S23W 135'; TH S66-29E 266.7'; TH S16.56W 114.08'; TH N72-3536W 405.33'; TH N 367' TO POB AND TR IN NW/4 SW/4 SW/4 DESC AS BEG 271.43' S AND 162.71' E OF NW/C THEREOF; TH N23E 135'; TH					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																																																																																																											
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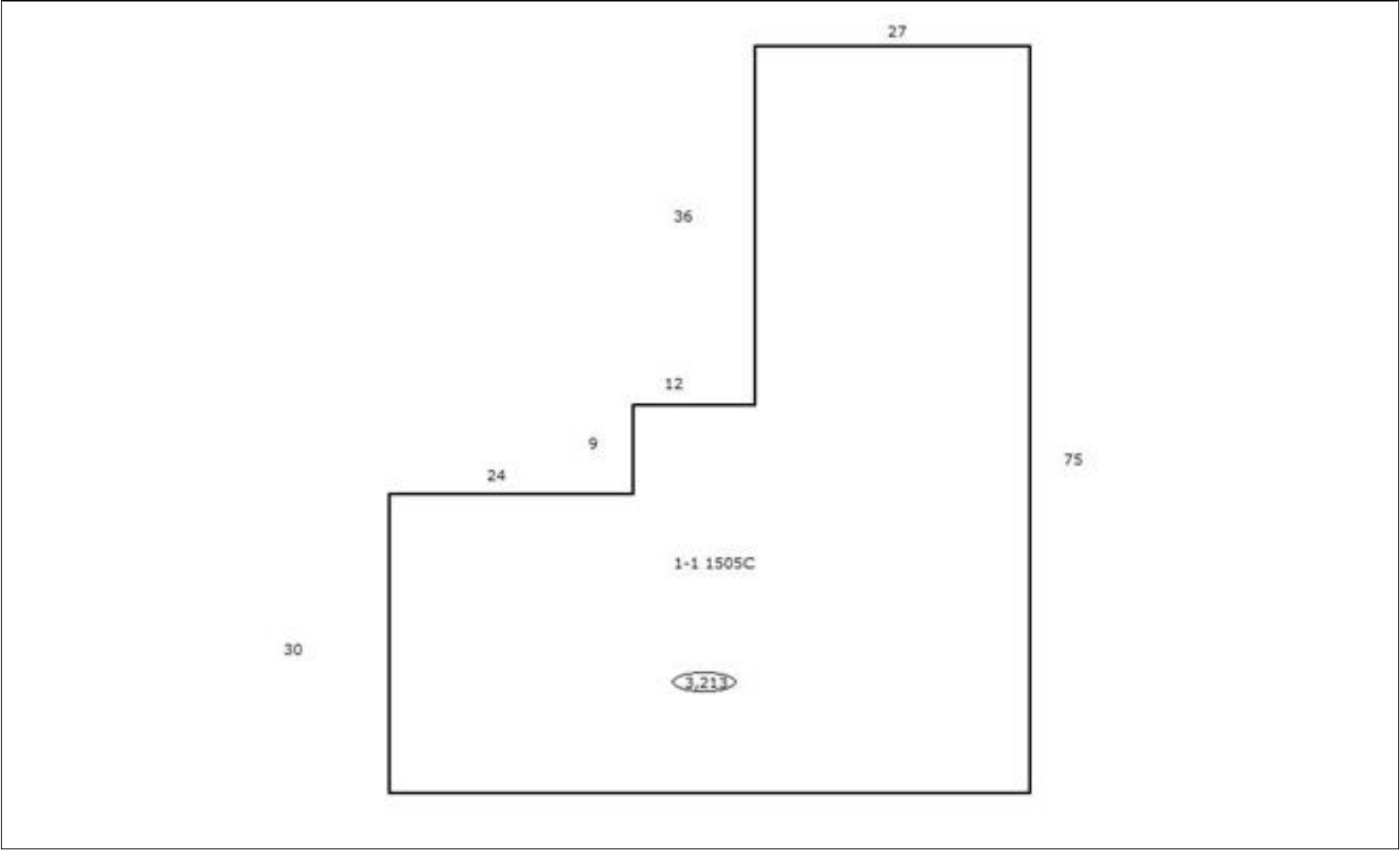
Date 04/18/2026

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Sketch Image

660028542



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	341		13	1-1 1505C	3,213	1.000	3,213
Total Building Area						3,213		3,213



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Account 660028542
Parcel ID 23N15E-33-3-00000-000-0000
Cadastral ID 33-23-15-04400

Tax Area Code 31
Property Class NOP
Owners Name UTICA SERVICES INC

Building Data

Building ID 34
Building Sequence 1
Occupancy 1 341 Medical Office 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,213
Average Perimeter 276
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1972
Effective Age 27
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 7 - Package Unit
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 001.JPG
Image Date 4/2/2024
Image Name 001.JPG
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 107.68
Wall Cost 39.72
HVAC Cost 19.16
Basement Cost 0.00
Total Base Cost 166.56
Total Area 3,213
Base RCN 535,157
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 535,157
Physical Depreciation 61%
Functional Depreciation
Total Depreciation 61% (326,446)
Total RCNLD 208,711
Lump Sums
Total Building Value 208,711 \$ 64.96 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			7,490
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2.81 x 7,490)		21,047	2,105	18,942
Total Site Improvement Value				18,942