



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 18:18:37  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030605 <b>Parcel ID</b> 20N17E-35-2-00000-000-0000 <b>Cadastral ID</b> 35-20-17-00700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 335950 PARSON, CARL D & LINDA S & ANGELA BENNER  30355 S 4230 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 30355 S 4230 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.75 - Acres <b>Sec/Twn/Rng</b> 35 / 20 / 17 / 2 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S005 - INOLA SCHOOLS					<p>660030605_001.JPG 12/15/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17036174 -95.47346399 S2 S2 SW NW LESS 5.25 ACRES TO HWY																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Building Permits</b> <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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Data provided by LISA DELOZIER County Assessor

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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	4.75		
Non-Ag Acres	4.778		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	208,129.00 x .57 =	118,583	
Factor Value	0		
Adjustments	75%		
Lot Value	88,937		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1126039
Total Building Area	1,885	Image Date	12/15/2025
Total Base Value	317,095	Name	001.JPG
Modifier Value		Description	660030605_001.JPG
Misc Improvements			
Replacement Cost New	317,095		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	234,650		
Economic Depreciation			
RCNLD (All Sources)	234,650		
Depreciated Improvements			
Outbuilding Value	115,472		
Total Improvement Value	350,122		
Land Value	88,937		
Cost Approach Value	439,059	232.92/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	115,472
Miscellaneous Income		Land Value	88,937
Effective Gross Income (EGI)		Total Appraised Value	439,059
Total Expenses			232.92/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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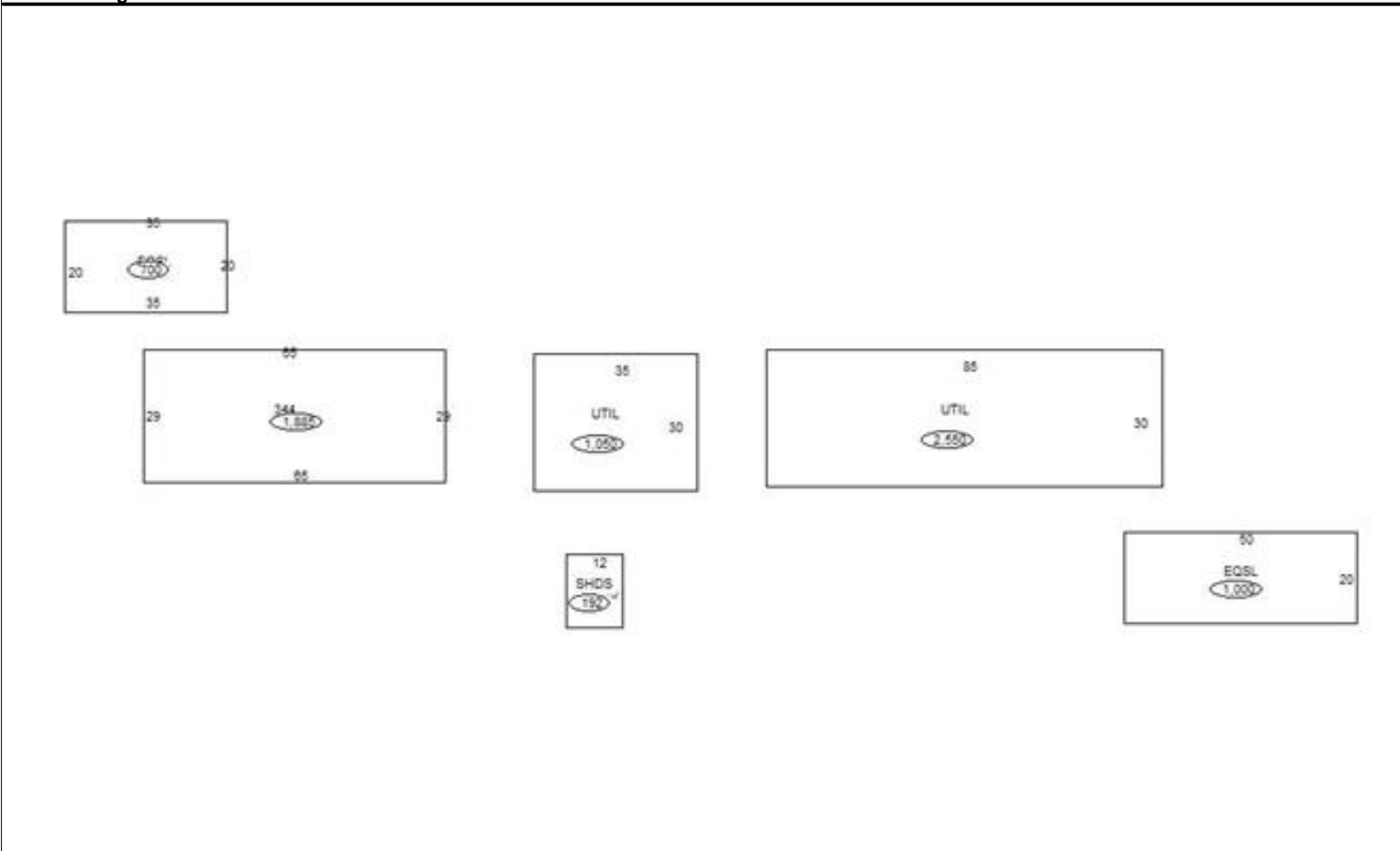
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### Sketch Image

660030605



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		30	344	1,885	1.000	1,885
2	O	EQSL		30	EQSL	700	1.000	700
3	O	UTIL		30	UTIL	1,050	1.000	1,050
4	O	UTIL		30	UTIL	2,550	1.000	2,550
5	O	SHDS		30	SHDS	192	1.000	192
6	O	EQSL		30	EQSL	1,000	1.000	1,000
<b>Total Building Area</b>						1,885		1,885



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Account 660030605  
Parcel ID 20N17E-35-2-00000-000-0000  
Cadastral ID 35-20-17-00700

Tax Area Code 2  
Property Class RC  
Owners Name PARSON, CARL D & LINDA S &

### Building Data

Building ID 2813  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,885  
Average Perimeter 188  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1998  
Effective Age 18  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 82 - Stud Brick Veneer  
Heating/Cooling 10 - Complete HVAC  
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 COMREVAL13 4-1-13 039.JPG  
Image Date 4/1/2013  
Image Name COMREVAL13 4-1-13 039.JPG  
Description \\tsclient\C\Users\TD\Pictures\2013-04-01 COMREVAL13 4-1-13\COMREVAL13 4-1-13 039.JPG

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 85.62  
Wall Cost 57.50  
HVAC Cost 25.10  
Basement Cost 0.00  
Total Base Cost 168.22  
Total Area 1,885  
Base RCN 317,095  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 317,095  
Physical Depreciation 26%  
Functional Depreciation  
Total Depreciation 26% (82,445)  
Total RCNLD 234,650  
Lump Sums  
Total Building Value 234,650 \$ 124.48 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Plank	Formed Metal	192
	<b>Qual</b> 4	<b>Cond</b> 2.5	<b>Year</b> 2022	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25.66 x 192)				4,927	936	3,991
	PCPT	Carport - Portable - NCV	26x30x10	Base	Formed Metal	780
	<b>Qual</b> 5	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.66 x 780)				5,195	5,195	
	PCPT	Carport - Portable - NCV	20x20x10	Base	Formed Metal	400
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.77 x 400)				1,908	1,908	
	EQSL	Equipment Shelter	35x20x10	Dirt	Formed Metal	700
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.04 x 700)				16,828	2,524	14,304
	UTIL	Utility Building	35x30x10	Concrete	Formed Metal	1,050
	<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (36.64 x 1,050)				38,472	5,771	32,701
	EQSL	Equipment Shelter	50x20x12	Concrete	Formed Metal	1,000
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2005	<b>Eff Age</b> 16		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.12 x 1,000)				27,120	10,034	17,086
	PCPT	Carport - Portable - NCV	20x30x14	Base	Formed Metal	600
	<b>Qual</b> 6	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.42 x 600)				5,052	5,052	



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UTIL	Utility Building	85x30x10	Concrete	Composition Shingle	2,550
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (25.84 x 2,550)			65,892	32,287	33,605
PACN	PAVING - CONCRETE	0x0x0	Concrete		6,725
<b>Qual</b>	4	<b>Cond</b> 4	<b>Year</b> 1998	<b>Eff Age</b> 11	

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 6,725)			37,257	23,472	13,785

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**Total Site Improvement Value 115,472**



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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Value Model 1835 COMM Value Method Square-Foot  Base Lot Value .00 x .00 = Factor Value 0 Adjustments Lot Value	<div style="border: 1px solid black; padding: 5px;"> <b>Image Information</b>            Image ID            Image Date            Name            Description         </div>
<b>Cost Approach</b> Manual Date 01/2025 Total Building Area 10,900 Total Base Value 730,248 Modifier Value Misc Improvements Replacement Cost New 730,248 Phys/Func Depreciation Loss () RCN Less Phys/Func 518,475 Economic Depreciation RCNLD (All Sources) 518,475 Depreciated Improvements Outbuilding Value 14,329 Total Improvement Value 532,804 Land Value Cost Approach Value 532,804 48.88/SqFt	
<b>Income Approach</b> Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI)  Total Expenses Net Operating Income (NOI)  Income Capitalization Rate Indicated Value 0.00	



# Rogers

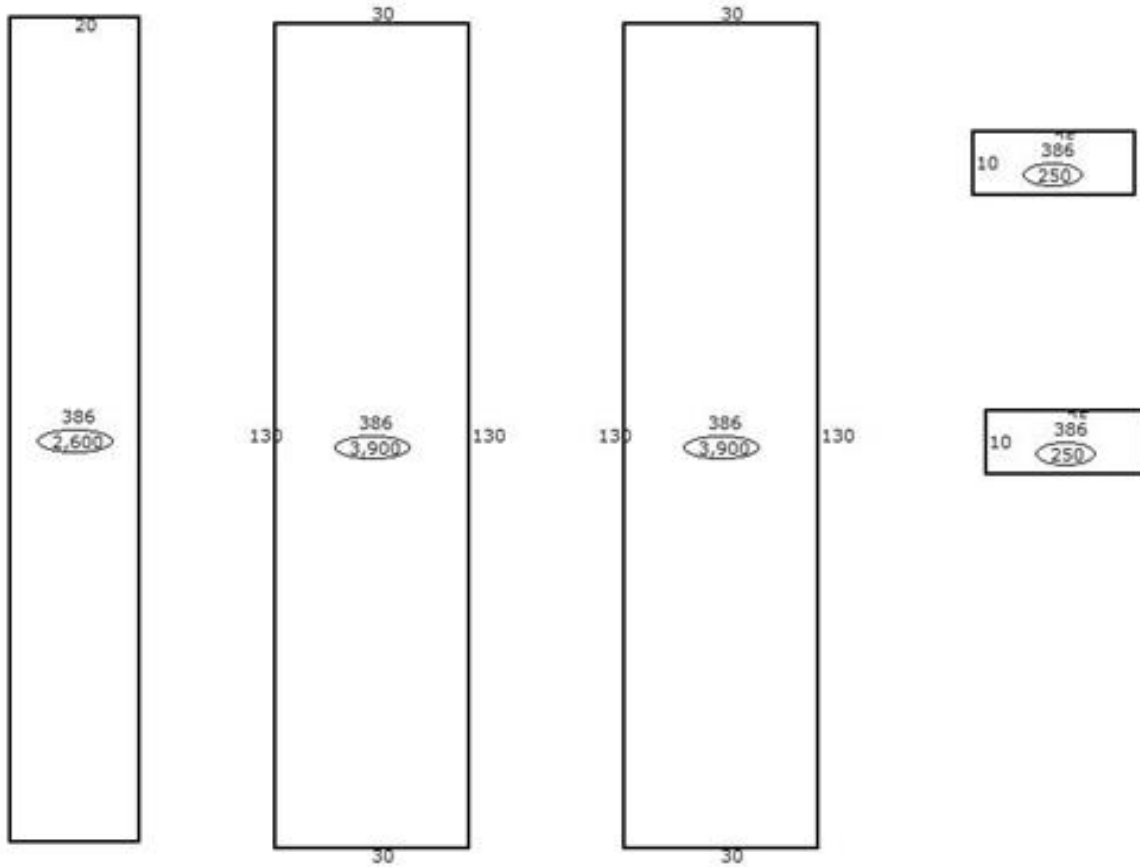
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### Sketch Image

660030605



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2	C	386		25	386	3,900	1.000	3,900
3	C	386		25	386	3,900	1.000	3,900
4	C	386		25	386	250	1.000	250
5	C	386		25	386	250	1.000	250
<b>Total Building Area</b>						10,900		10,900



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Account 660030605  
Parcel ID 20N17E-35-2-00000-000-0000  
Cadastral ID 35-20-17-00700

Tax Area Code 2  
Property Class RC  
Owners Name PARSON, CARL D & LINDA S &

### Building Data

Building ID 3624  
Building Sequence 1  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,600  
Average Perimeter 300  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2000  
Effective Age 13  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Shed  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 42.10  
Wall Cost 28.67  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 70.77  
Total Area 2,600  
Base RCN 184,002  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 184,002  
Physical Depreciation 29%  
Functional Depreciation  
Total Depreciation 29% (53,361)  
Total RCNLD 130,641  
Lump Sums  
Total Building Value 130,641 \$ 50.25 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Account 660030605  
Parcel ID 20N17E-35-2-00000-000-0000  
Cadastral ID 35-20-17-00700

Tax Area Code 2  
Property Class RC  
Owners Name PARSON, CARL D & LINDA S &

### Building Data

Building ID 3625  
Building Sequence 2  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,900  
Average Perimeter 320  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2000  
Effective Age 13  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 42.66  
Wall Cost 20.39  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 63.05  
Total Area 3,900  
Base RCN 245,895  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 245,895  
Physical Depreciation 29%  
Functional Depreciation  
Total Depreciation 29% (71,310)  
Total RCNLD 174,585  
Lump Sums  
Total Building Value 174,585 \$ 44.77 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

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Account 660030605  
Parcel ID 20N17E-35-2-00000-000-0000  
Cadastral ID 35-20-17-00700

Tax Area Code 2  
Property Class RC  
Owners Name PARSON, CARL D & LINDA S &

### Building Data

Building ID 3626  
Building Sequence 3  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,900  
Average Perimeter 320  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2000  
Effective Age 13  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 42.66  
Wall Cost 20.39  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 63.05  
Total Area 3,900  
Base RCN 245,895  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 245,895  
Physical Depreciation 29%  
Functional Depreciation  
Total Depreciation 29% (71,310)  
Total RCNLD 174,585  
Lump Sums  
Total Building Value 174,585 \$ 44.77 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

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Account 660030605  
Parcel ID 20N17E-35-2-00000-000-0000  
Cadastral ID 35-20-17-00700

Tax Area Code 2  
Property Class RC  
Owners Name PARSON, CARL D & LINDA S &

### Building Data

Building ID 3627  
Building Sequence 4  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 250  
Average Perimeter 70  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2000  
Effective Age 13  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Mansard  
Roof Cover Metal

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

### Building Image

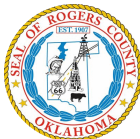
### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 39.33  
Wall Cost 69.58  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 108.91  
Total Area 250  
Base RCN 27,228  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 27,228  
Physical Depreciation 29%  
Functional Depreciation  
Total Depreciation 29% (7,896)  
Total RCNLD 19,332  
Lump Sums  
Total Building Value 19,332 \$ 77.33 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Account 660030605  
Parcel ID 20N17E-35-2-00000-000-0000  
Cadastral ID 35-20-17-00700

Tax Area Code 2  
Property Class RC  
Owners Name PARSON, CARL D & LINDA S &

### Building Data

Building ID 3628  
Building Sequence 5  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 250  
Average Perimeter 70  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2000  
Effective Age 13  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Shed  
Roof Cover Metal

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

### Building Image

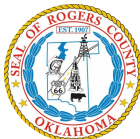
### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 39.33  
Wall Cost 69.58  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 108.91  
Total Area 250  
Base RCN 27,228  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 27,228  
Physical Depreciation 29%  
Functional Depreciation  
Total Depreciation 29% (7,896)  
Total RCNLD 19,332  
Lump Sums  
Total Building Value 19,332 \$ 77.33 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0	Concrete		6,484
	Qual 3	Cond 3	Year 2000	Eff Age 13		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 6,484)		28,659	14,330	14,329
<b>Total Site Improvement Value</b>				<b>14,329</b>