



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:20:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031351 Parcel ID 20N16E-36-3-00000-000-0000 Cadastral ID 36-20-16-00900 Property Type REAL - Real Property Property Class RC VI Area 3 Tax Area 2 - INOLA RURAL Name ID 306739 TJT ENTERPRISES LLC 15499 E 590 ROAD INOLA OK 74036-0000 Parcel Location Situs 15499 E 590 RD Subdivision Lot/Block / Parcel Size 8.26 - Acres Sec/Twn/Rng 36 / 20 / 16 / 3 Neighborhood 5001 - TASC 2016 School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.16331261 -95.55515996																																																																																																																									
Legal Description W 593.19' OF S 600' SW SE & E 6.81' OF S 600' OF SE SW SAID TRACT ALSO DESCRIBED ON 2487-321 AS BEG; AT POINT ON THE SOUTH LINE SE OF SECTION 36 2046.81' WEST OF SE/C THEREOF; S89 3546W 600' TO A POINT 2.5' W OF SE/C SE SE SW; N00.2414W 600'; N89.3546E 600'; S00.2414E 600' TO POB.					Building Permits																																																																																																																				
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Date 04/18/2026
 Time 06:20:43
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	8.26		
Non-Ag Acres	8.319		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	362,382.00 x .44 = 158,114		
Factor Value	0		
Adjustments	60%		
Lot Value	94,868		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	953517
Total Building Area	34,435	Image Date	3/24/2021
Total Base Value	2,546,799	Name	IMG_0022.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements			
Replacement Cost New	2,546,799		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,004,880		
Economic Depreciation			
RCNLD (All Sources)	1,004,880		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	1,004,880		
Land Value	94,868		
Cost Approach Value	1,099,748 31.94/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	94,868
Effective Gross Income (EGI)		Total Appraised Value	1,099,748 31.94/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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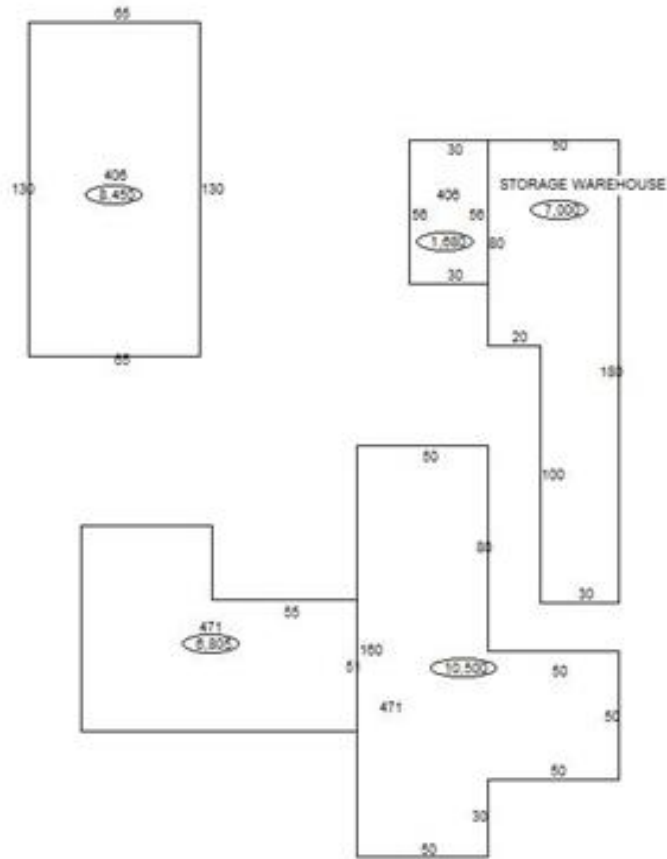
Date 04/18/2026

Time 06:20:43

Page 3

Sketch Image

660031351



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	471		59	471	10,500	1.000	10,500
2	C	471		59	471	6,805	1.000	6,805
3	C	406		59	STORAGE WAREHOUSE	7,000	1.000	7,000
4	C	406		59	406	8,450	1.000	8,450
5	C	406		59	406	1,680	1.000	1,680
Total Building Area						34,435		34,435



Rogers

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Time 06:20:43
Page 4

Account 660031351
Parcel ID 20N16E-36-3-00000-000-0000
Cadastral ID 36-20-16-00900

Tax Area Code 2
Property Class RC
Owners Name TJT ENTERPRISES LLC

Building Data

Building ID 5244
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,680
Average Perimeter 172
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2000
Effective Age 13
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
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 43.01
Wall Cost 23.60
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 66.61
Total Area 1,680
Base RCN 111,905
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 111,905
Physical Depreciation 22%
Functional Depreciation
Total Depreciation 22% (24,619)
Total RCNLD 87,286
Lump Sums
Total Building Value 87,286 \$ 51.96 Per SqFt



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Time 06:20:43
Page 5

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Cadastral ID 36-20-16-00900

Tax Area Code 2
Property Class RC
Owners Name TJT ENTERPRISES LLC

Building Data

Building ID 4999
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,450
Average Perimeter 390
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 2023
Effective Age 2
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 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 IMG_0003.JPG
Image Date 4/18/2023
Image Name IMG_0003.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2023-418\IMG_0003.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.51
Wall Cost 15.58
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 58.09
Total Area 8,450
Base RCN 490,861
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 490,861
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (9,817)
Total RCNLD 481,044
Lump Sums
Total Building Value 481,044 \$ 56.93 Per SqFt



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Page 6

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Parcel ID 20N16E-36-3-00000-000-0000
Cadastral ID 36-20-16-00900

Tax Area Code 2
Property Class RC
Owners Name TJT ENTERPRISES LLC

Building Data

Building ID 3343
Building Sequence 3
Occupancy 1 471 Lt. Commercial Utility Build. 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,805
Average Perimeter 370
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1980
Effective Age 23
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 16 - Control Atmos., Warm/Cooled
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 36.35
Wall Cost 20.30
HVAC Cost 25.95
Basement Cost 0.00
Total Base Cost 82.60
Total Area 6,805
Base RCN 562,093
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 562,093
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (449,674)
Total RCNLD 112,419
Lump Sums
Total Building Value 112,419 \$ 16.52 Per SqFt



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 Page 7

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 Parcel ID 20N16E-36-3-00000-000-0000
 Cadastral ID 36-20-16-00900

Tax Area Code 2
 Property Class RC
 Owners Name TJT ENTERPRISES LLC

Building Data

Building ID 862
 Building Sequence 4
 Occupancy 1 471 Lt. Commercial Utility Build. 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 10,500
 Average Perimeter 520
 Number Of Storys 1.00
 Average Wall Ht 10.00
 Year Built 1980
 Effective Age 23
 Construction Class 4 - Reinforced Masonry Walls, Metal Joists
 Quality 2 - Fair
 Condition 3 - Average
 Exterior Wall 9 - Cavity Concrete Block
 Heating/Cooling 16 - Control Atmos., Warm/Cooled
 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 31351 side.JPG
 Image Date 1/16/2014
 Image Name 31351 side.JPG
 Description

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 42.84
 Wall Cost 22.15
 HVAC Cost 25.95
 Basement Cost 0.00
 Total Base Cost 90.94
 Total Area 10,500
 Base RCN 954,870
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 954,870
 Physical Depreciation 75%
 Functional Depreciation
 Total Depreciation 75% (716,153)
 Total RCNLD 238,717
 Lump Sums
 Total Building Value 238,717 \$ 22.73 Per SqFt



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 Property Class RC
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Building Data

Building ID 863
 Building Sequence 5
 Occupancy 1 406 Storage Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 7,000
 Average Perimeter 460
 Number Of Storys 1.00
 Average Wall Ht 15.00
 Year Built 1970
 Effective Age 48
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 2 - Fair
 Condition 1 - Low
 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 31351 SW.JPG
 Image Date 1/16/2014
 Image Name 31351 SW.JPG
 Description

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 42.34
 Wall Cost 18.67
 HVAC Cost 0.00
 Basement Cost 0.00
 Total Base Cost 61.01
 Total Area 7,000
 Base RCN 427,070
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 427,070
 Physical Depreciation 80%
 Functional Depreciation
 Total Depreciation 80% (341,656)
 Total RCNLD 85,414
 Lump Sums
 Total Building Value 85,414 \$ 12.20 Per SqFt