



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660055348 Parcel ID 21N17E-09-3-00000-000-0000 Cadastral ID 09-21-17-02110 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 347777 2020 PROPERTIES LLC SERIES 5 3014 S ASTER AVE BROKEN ARROW OK 74012-0000 Parcel Location Situs 18205 E HWY 20 Subdivision Lot/Block / Parcel Size 5.65 - Acres Sec/Twn/Rng 9 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31202869 -95.50425936																																																																																																																									
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>R21</td> <td>R22-NEW BUILDING PAD PULLED</td> <td>12/2020</td> <td>05/2021</td> <td></td> </tr> <tr> <td>ROLL</td> <td>ROLL</td> <td>10/2004</td> <td>11/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22-NEW BUILDING PAD PULLED	12/2020	05/2021		ROLL	ROLL	10/2004	11/2004																																																																																																		
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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	5.65							
Non-Ag Acres	5.7182							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	249,086.00 x .34 = 84,990			<p>\\tsclient\T\TOMMY DUNLAP\New folder (467)\IMG_0010.JPG 5/21/2025</p>				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code Gross Rent 0.00 Indicated Value				
Lot Value	84,990			Multiple Regression				
Residential Data				MRA Code Adjusted R Indicated Value				
Type				Direct Comparables				
Condition	-			Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value				
Quality	-			Value Reconciliation				
Architecture				Selected Approach Cost Approach Improvements Lot Value 84,990 Indicated Value 84,990 0.00 Per SqFt Agland Value Site Improvements 31,819 Total Value 116,809 0.00 Total Value Per SqFt				
Style								
Exterior Wall								
Base/Total Area /								
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn /								
Bed/F/H Bath / /								
Basement Area								
Garage Type								
Remodel								
Year/Eff Age /								
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 84,990					
Total Area	x	Indicated Value	= 84,990					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x30x0			900	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (31.28 x 900)	28,152		28,152	22,522	5,630
	UTIL	SHOP BUILDING	40x60x0			2,400	
	Qual	2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (25.84 x 2,400)	62,016		62,016	37,210	24,806
	BARN	BARN	22x30x0			660	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (10.48 x 660)	6,917		6,917	5,534	1,383
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x)					




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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 38,850</p> <p>Total Base Value 1,919,487</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 1,919,487</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 902,158</p> <p>Economic Depreciation 10%</p> <p>RCNLD (All Sources) 811,942</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 811,942</p> <p>Land Value</p> <p>Cost Approach Value 811,942 20.90/SqFt</p>	<p>Image ID 1085189</p> <p>Image Date 5/21/2025</p> <p>Name IMG_0022.JPG</p> <p>Description \\tsclient\T\TOMMY DUNLAP\New folder (467)\IMG_0022.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value</p> <p>Total Appraised Value 811,942 20.90/SqFt</p>



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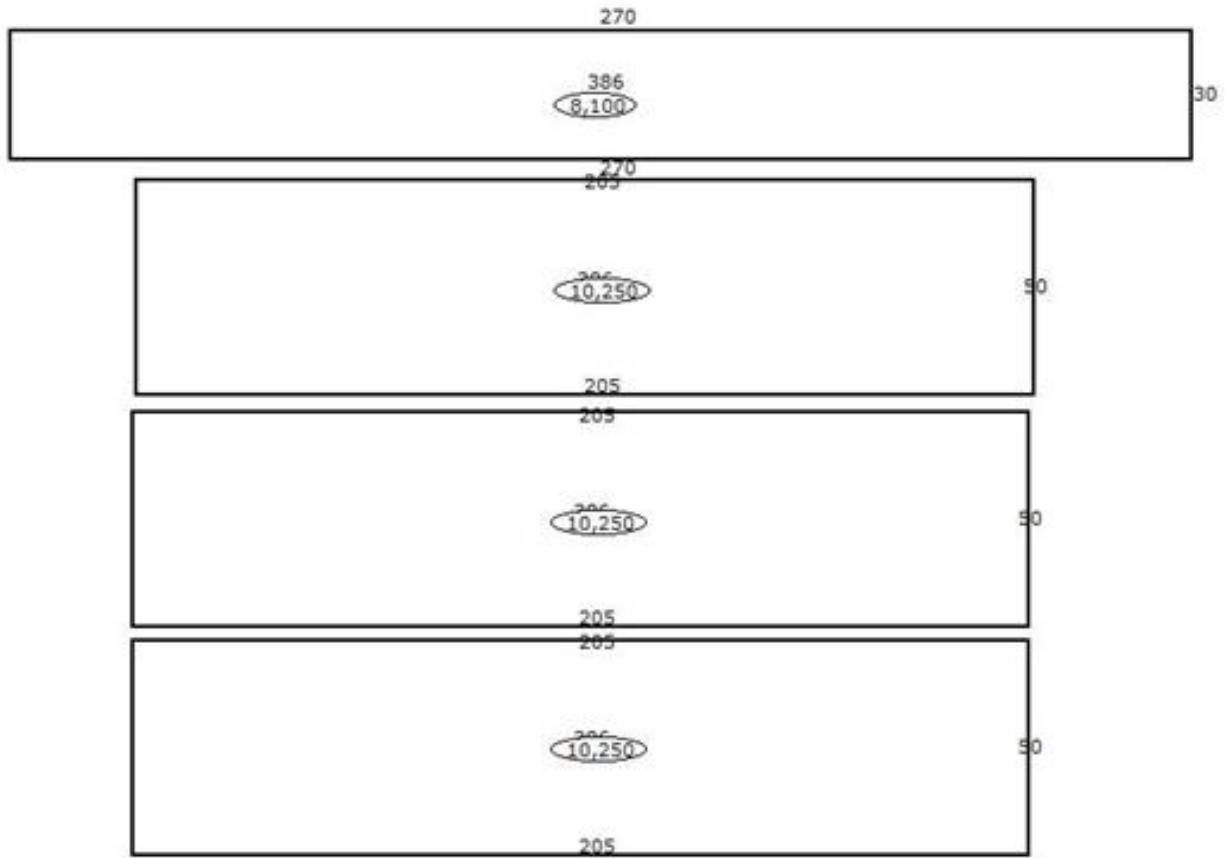
Date 04/17/2026

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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	326		40	326	10,250	1.000	10,250
2	C	326		40	326	10,250	1.000	10,250
3	C	326		40	326	10,250	1.000	10,250
4	C	326		40	326	8,100	1.000	8,100
Total Building Area						38,850		38,850



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Account 660055348
Parcel ID 21N17E-09-3-00000-000-0000
Cadastral ID 09-21-17-02110

Tax Area Code 94
Property Class RR
Owners Name 2020 PROPERTIES LLC

Building Data

Building ID 4798
Building Sequence 1
Occupancy 1 326 Storage Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,100
Average Perimeter 600
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 2021
Effective Age 3
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 IMG_0006.JPG
Image Date 5/12/2021
Image Name IMG_0006.JPG
Description NEW BUILDING

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 34.58
Wall Cost 19.64
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 54.22
Total Area 8,100
Base RCN 439,182
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 439,182
Physical Depreciation 5%
Functional Depreciation 50%
Total Depreciation 53% (232,766)
Total RCNLD 206,416
Lump Sums
Total Building Value 206,416 \$ 25.48 Per SqFt



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Parcel ID 21N17E-09-3-00000-000-0000
Cadastral ID 09-21-17-02110

Tax Area Code 94
Property Class RR
Owners Name 2020 PROPERTIES LLC

Building Data

Building ID 4727
Building Sequence 2
Occupancy 1 326 Storage Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 10,250
Average Perimeter 510
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 2020
Effective Age 3
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 IMG_0011.JPG
Image Date 8/11/2020
Image Name IMG_0011.JPG
Description C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-0805\IMG_0011.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 34.95
Wall Cost 13.19
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 48.14
Total Area 10,250
Base RCN 493,435
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 493,435
Physical Depreciation 5%
Functional Depreciation 50%
Total Depreciation 53% (261,521)
Total RCNLD 231,914
Lump Sums
Total Building Value 231,914 \$ 22.63 Per SqFt



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Occupancy 2
Occupancy 3
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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_0011.JPG
Image Date 8/11/2020
Image Name IMG_0011.JPG
Description C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-0805\IMG_0011.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 34.95
Wall Cost 13.19
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 48.14
Total Area 10,250
Base RCN 493,435
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 493,435
Physical Depreciation 5%
Functional Depreciation 50%
Total Depreciation 53% (261,521)
Total RCNLD 231,914
Lump Sums
Total Building Value 231,914 \$ 22.63 Per SqFt



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Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:30:38
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Account 660055348
Parcel ID 21N17E-09-3-00000-000-0000
Cadastral ID 09-21-17-02110

Tax Area Code 94
Property Class RR
Owners Name 2020 PROPERTIES LLC

Building Data

Building ID 4729
Building Sequence 4
Occupancy 1 326 Storage Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 10,250
Average Perimeter 510
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 2020
Effective Age 3
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 IMG_0008.JPG
Image Date 12/31/2020
Image Name IMG_0008.JPG
Description C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-12
31\IMG_0008.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 34.95
Wall Cost 13.19
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 48.14
Total Area 10,250
Base RCN 493,435
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 493,435
Physical Depreciation 5%
Functional Depreciation 50%
Total Depreciation 53% (261,521)
Total RCNLD 231,914
Lump Sums
Total Building Value 231,914 \$ 22.63 Per SqFt