



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 660061771 Parcel ID 21N15E-05-3-00000-000-0000 Cadastral ID 05-21-15-00820 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 323241 SCISSORTAIL STORAGE LLC %MARK CLAIBORNE 4825 S 229TH W AVE SAND SPRINGS OK 74063-0000 Parcel Location Situs 05349 E HWY 20 Subdivision Lot/Block / Parcel Size 2.65 - Acres Sec/Twn/Rng 5 / 21 / 15 / 3 Neighborhood 5001 - TASC 2016 School District S021 - OWASSO SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.32269204 -95.73407379																																																																																																																				
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>C20-000007</td> <td>R21-TWO NEW UNITS</td> <td>04/2020</td> <td>08/2020</td> <td></td> </tr> <tr> <td>R19</td> <td>R19 APPEARS TO HAVE NEW CONST.</td> <td>02/2018</td> <td>01/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	C20-000007	R21-TWO NEW UNITS	04/2020	08/2020		R19	R19 APPEARS TO HAVE NEW CONST.	02/2018	01/2019																																																																																																		
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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</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 115,434.00 x .75 = 86,140</p> <p>Factor Value 0</p> <p>Adjustments 69.97%</p> <p>Lot Value 60,272</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 17,800</p> <p>Total Base Value 1,290,595</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 1,290,595</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 1,211,909</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 1,211,909</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 10,624</p> <p>Total Improvement Value 1,222,533</p> <p>Land Value 60,272</p> <p>Cost Approach Value 1,282,805 72.07/SqFt</p>	<p>Image ID 998696</p> <p>Image Date 5/17/2022</p> <p>Name IMG_0005.JPG</p> <p>Description REVAL 2023</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 10,624</p> <p>Land Value 60,272</p> <p>Total Appraised Value 1,282,805 72.07/SqFt</p>



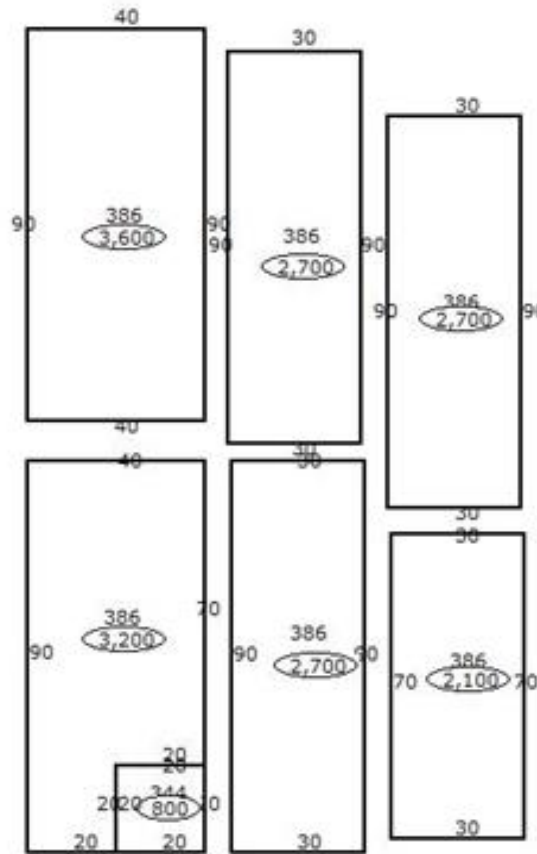
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Assessment Property Record Card for Tax Year 2026

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Sketch Image

660061771



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		40	386	3,200	1.000	3,200
2	C	344		40	344	400	2.000	800
3	C	386		40	386	2,700	1.000	2,700
4	C	386		40	386	2,100	1.000	2,100
5	C	386		40	386	3,600	1.000	3,600
6	C	386		40	386	2,700	1.000	2,700
7	C	386		40	386	2,700	1.000	2,700
Total Building Area						17,400		17,800



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Account 660061771
Parcel ID 21N15E-05-3-00000-000-0000
Cadastral ID 05-21-15-00820

Tax Area Code 7
Property Class RC
Owners Name SCISSORTAIL STORAGE LLC

Building Data

Building ID 4662
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,600
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 3
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_0010.JPG
Image Date 5/17/2022
Image Name IMG_0010.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.93
Wall Cost 14.07
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 63.00
Total Area 3,600
Base RCN 226,800
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 226,800
Physical Depreciation 5%
Functional Depreciation
Total Depreciation 5% (11,340)
Total RCNLD 215,460
Lump Sums
Total Building Value 215,460 \$ 59.85 Per SqFt



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Account 660061771
Parcel ID 21N15E-05-3-00000-000-0000
Cadastral ID 05-21-15-00820

Tax Area Code 7
Property Class RC
Owners Name SCISSORTAIL STORAGE LLC

Building Data

Building ID 4663
Building Sequence 2
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,700
Average Perimeter 240
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 3
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_0006.JPG
Image Date 5/17/2022
Image Name IMG_0006.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-5
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Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.60
Wall Cost 17.32
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 65.92
Total Area 2,700
Base RCN 177,984
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 177,984
Physical Depreciation 5%
Functional Depreciation
Total Depreciation 5% (8,899)
Total RCNLD 169,085
Lump Sums
Total Building Value 169,085 \$ 62.62 Per SqFt



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Account 660061771
Parcel ID 21N15E-05-3-00000-000-0000
Cadastral ID 05-21-15-00820

Tax Area Code 7
Property Class RC
Owners Name SCISSORTAIL STORAGE LLC

Building Data

Building ID 4664
Building Sequence 3
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,700
Average Perimeter 240
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 3
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_0008.JPG
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Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.60
Wall Cost 17.32
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 65.92
Total Area 2,700
Base RCN 177,984
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 177,984
Physical Depreciation 5%
Functional Depreciation
Total Depreciation 5% (8,899)
Total RCNLD 169,085
Lump Sums
Total Building Value 169,085 \$ 62.62 Per SqFt



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Account 660061771
 Parcel ID 21N15E-05-3-00000-000-0000
 Cadastral ID 05-21-15-00820

Tax Area Code 7
 Property Class RC
 Owners Name SCISSORTAIL STORAGE LLC

Building Data

Building ID 4460
 Building Sequence 4
 Occupancy 1 386 Mini-Warehouse 80%
 Occupancy 2 344 Office Building 20%
 Occupancy 3
 Total Floor Area 4,000
 Average Perimeter 420
 Number Of Storys 1.00
 Average Wall Ht 11.00
 Year Built 2019
 Effective Age 4
 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_0005.JPG
 Image Date 5/17/2022
 Image Name IMG_0005.JPG
 Description REVAL 2023

Cost Calculations

Appraisal Zone 4
 Zone Description
 Base Cost 52.82
 Wall Cost 43.21
 HVAC Cost 1.24
 Basement Cost 0.00
 Total Base Cost 97.27
 Total Area 4,000
 Base RCN 389,080
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 389,080
 Physical Depreciation 7%
 Functional Depreciation
 Total Depreciation 7% (27,236)
 Total RCNLD 361,844
 Lump Sums
 Total Building Value 361,844 \$ 90.46 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
612	Warmed and Cooled Air	Area/Percent	10%		4,978
Total Modifier Value					4,978



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Cadastral ID 05-21-15-00820

Tax Area Code 7
Property Class RC
Owners Name SCISSORTAIL STORAGE LLC

Building Data

Building ID 4461
Building Sequence 5
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,700
Average Perimeter 240
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2019
Effective Age 4
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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Appraisal Zone 4
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Wall Cost 17.32
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 65.92
Total Area 2,700
Base RCN 177,984
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 177,984
Physical Depreciation 7%
Functional Depreciation
Total Depreciation 7% (12,459)
Total RCNLD 165,525
Lump Sums
Total Building Value 165,525 \$ 61.31 Per SqFt



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Account 660061771
Parcel ID 21N15E-05-3-00000-000-0000
Cadastral ID 05-21-15-00820

Tax Area Code 7
Property Class RC
Owners Name SCISSORTAIL STORAGE LLC

Building Data

Building ID 4462
Building Sequence 6
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,100
Average Perimeter 200
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2019
Effective Age 4
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_0010.JPG
Image Date 5/17/2022
Image Name IMG_0010.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 48.47
Wall Cost 18.56
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 67.03
Total Area 2,100
Base RCN 140,763
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 140,763
Physical Depreciation 7%
Functional Depreciation
Total Depreciation 7% (9,853)
Total RCNLD 130,910
Lump Sums
Total Building Value 130,910 \$ 62.34 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 16:57:56

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			2,340
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.54 x 2,340)			10,624	10,624
Total Site Improvement Value				10,624