



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:42:01  
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Assessment Data					Primary Image				
Account	660061773								
Parcel ID	23N15E-33-1-00000-000-0000								
Cadastral ID	33-23-15-01625								
Property Type	REAL - Real Property								
Property Class	UC	VI Area 2							
Tax Area	31 - OOLOGAH OT/NW FIRE								
Name ID	276936								
PETES CORPORATION									
1712 BROADWAY PARSONS KS 67357-0000									
Parcel Location									
Situs	12002 S HWY 169								
Subdivision									
Lot/Block	/	Parcel Size 2.5 - Acres							
Sec/Twn/Rng	33 / 23 / 15 / 1								
Neighborhood	5001 - TASC 2016								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.43729543 -95.71008530									
Building Permits									
TR IN N2 NW NE DESC AS; BEG AT NW/C N2 NW NE TH E 832.29' S 52 80' TO POB; TH E 243.47'; S 41-52 E 91.73'; S 2-59 E 201'; S 2-42 W 92 77'; W 302. 96'; N 363.07' TO POB									
Sale History									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1296/300	MIDWESTERN HOLDING COMPANY IN	06/08/2001	0	No
					1208/934	SIMMONS, WILLIAM J &	12/31/1999	1,100,000	Yes
					996/104	OSBORN, LEANNA LOUISE	07/21/1995	100,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2002		Land Value	125,759	125,759	11%	Assessed	109,598	11,856.48
Year Frozen	0		Improvements	890,962	870,586		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	1,016,721	996,345		Total Taxable	109,598	11,856.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660061773	PETES CORPORATION			31	1,015,565	0	104,378	11,291.00
2024	2024-660061773	PETES CORPORATION			31	647,816	0	71,259	7,463.00
2023	2023-660061773	PETES CORPORATION			31	811,817	0	89,299	9,286.00
2022	2022-660061773	PETES CORPORATION			31	827,242	0	90,615	9,380.00
2021	2021-660061773	PETES CORPORATION			31	880,604	0	86,300	8,997.00
2020	2020-660061773	PETES CORPORATION			31	747,191	0	82,191	8,694.00
2019	2019-660061773	PETES CORPORATION			10	747,191	0	82,191	8,530.00
2018	2018-660061773	PETES CORPORATION			10	725,583	0	79,814	8,571.00
2017	2017-660061773	PETES CORPORATION			10	725,583	0	79,814	9,075.00
2016	2016-660061773	PETES CORPORATION			10	725,583	0	79,814	8,264.00
2015	2015-660061773	PETES CORPORATION			10	1,054,567	0	116,003	11,365.00
2014	2014-660061773	PETES CORPORATION			10	1,054,567	0	116,003	11,349.00
2013	2013-660061773	PETES CORPORATION			10	1,054,567	0	116,003	10,976.00



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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	108900			
Non-Ag Acres	2.499			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	108,859.00 x .77 =			83,839
Factor Value	0			
Adjustments	150%			
Lot Value	125,759			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1038150	
Total Building Area	4,500	Image Date	4/2/2024	
Total Base Value	510,165	Name	003.JPG	
Modifier Value		Description		
Misc Improvements				
Replacement Cost New	510,165			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	454,047			
Economic Depreciation				
RCNLD (All Sources)	454,047			
Depreciated Improvements				
Outbuilding Value	436,915			
Total Improvement Value	890,962			
Land Value	125,759			
Cost Approach Value	1,016,721	225.94/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	436,915	
Miscellaneous Income		Land Value	125,759	
Effective Gross Income (EGI)		Total Appraised Value	1,016,721	
Total Expenses			225.94/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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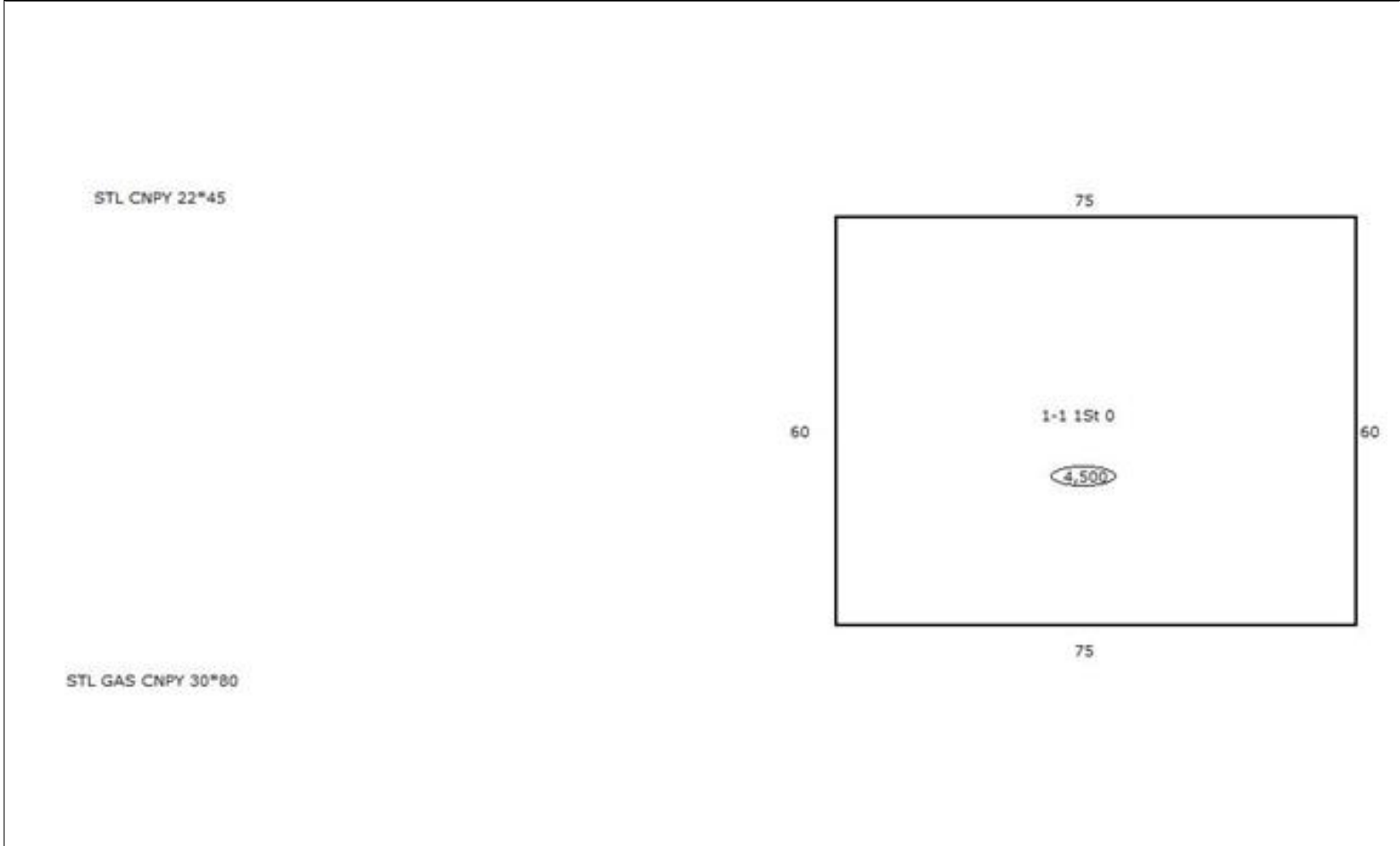
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### Sketch Image

660061773



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	419		20	1-1 1St 0	4,500	1.000	4,500
2	N	0		20	STL GAS CNPY 30*80		0.000	
3	N	0		20	STL CNPY 22*45		0.000	
<b>Total Building Area</b>						4,500		4,500



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Account 660061773  
Parcel ID 23N15E-33-1-00000-000-0000  
Cadastral ID 33-23-15-01625

Tax Area Code 31  
Property Class UC  
Owners Name PETES CORPORATION

### Building Data

Building ID 53  
Building Sequence 1  
Occupancy 1 419 Convenience Market 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,500  
Average Perimeter 270  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1990  
Effective Age 8  
Construction Class 5 - Pre-cast Tilt-Up Concrete Wall Buildings  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 18 - Concrete, Tilt-up  
Heating/Cooling 7 - Package Unit  
Roof Type Flat  
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 003.JPG  
Image Date 4/2/2024  
Image Name 003.JPG  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 69.45  
Wall Cost 31.08  
HVAC Cost 12.84  
Basement Cost 0.00  
Total Base Cost 113.37  
Total Area 4,500  
Base RCN 510,165  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 510,165  
Physical Depreciation 11%  
Functional Depreciation  
Total Depreciation 11% (56,118)  
Total RCNLD 454,047  
Lump Sums  
Total Building Value 454,047 \$ 100.90 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	ELECTRONIC DISP SINGLE (4)	0x0x0			20,600
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 20,600)		20,600	3,914	16,686
	FLV	ELECTRONIC DISP DBL (6)	0x0x0			56,400
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 56,400)		56,400	10,716	45,684
	FLV	TOTALIZER PER HOSE (20)	0x0x0			36,000
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 36,000)		36,000	6,840	29,160
	FLV	MIXED PRODUCTS (56)	0x0x0			22,400
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 22,400)		22,400	4,256	18,144
	FLV	UNDERGRND TANKS 2 @ 12000GAL	0x0x0			27,750
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 27,750)		27,750	5,273	22,477
	FLV	UNDERGRND TANK 1 @ 8000GAL	0x0x0			20,250
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 20,250)		20,250	3,848	16,402
	FLV	POINT OF PURCHASE (16)	0x0x0			50,400
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 50,400)		50,400	9,576	40,824



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FLV	LEAKAGE MONITOR (3)	0x0x0			14,100
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 14,100)		14,100	2,679	11,421

FLV	PUMPS PER TANK (3)	0x0x0			5,100
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 5,100)		5,100	969	4,131

FLV	PIPING PER DISP (56)	0x0x0			67,200
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 67,200)		67,200	12,768	54,432

FLV	PIPING PER TANK (3)	0x0x0			2,400
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 2,400)		2,400	456	1,944

FLV	TANK MONITOR CONSOLE (1)	0x0x0			5,400
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 5,400)		5,400	1,026	4,374

FLV	SF PLASTIC ILL SIGN 2 @ 3*3	0x0x0			2,880
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 2,880)		2,880	547	2,333

FLV	MERCURY VAPOR LIGHTS (2)	0x0x0			2,200
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 2,200)		2,200	418	1,782



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FLV	MTL LIGHT POLES 2 @ 14'	0x0x0			1,960
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 1,960)		1,960	372	1,588

FLV	DBL F PLASTIC ILL SIGN 10*16	0x0x0			17,600
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 17,600)		17,600	3,344	14,256

FLV	MTL SIGN POLES 2 @ 28'	0x0x0			3,248
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 3,248)		3,248	617	2,631

FLV	TIME & TEMP SIGN 1 @ 3*10	0x0x0			19,350
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 19,350)		19,350	3,677	15,673

FLV	CONTINUOUS DISPLAY (1)	0x0x0			6,250
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1.00 x 6,250)		6,250	1,188	5,062

PACN	PAVING - CONCRETE	0x0x0			41,873
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.42 x 41,873)		185,079	129,555	55,524

CWCN	CAR WASH - CANOPY	22x45x0			990
<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
2	3		1520		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.41 x 990)		21,196	6,359	14,837





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CWCN	CAR WASH - CANOPY	48x80x0							3,840
<b>Qual</b>	2	<b>Cond</b>	3	<b>Year</b>		<b>Eff Age</b>	1520		

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (21.41 x 3,840)			82,214	24,664	57,550
<b>Total Site Improvement Value</b>					<b>436,915</b>