



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:42:05
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660071640 Parcel ID 23N15E-28-4-00000-000-0000 Cadastral ID 28-23-15-02310 Property Type REAL - Real Property Property Class RC VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 338982 HD DOLLAR GENERAL LLC C/O SHEDRICK WEBB PO BOX 19294 CHICAGO IL 60619-0000																																																																																																																									
Parcel Location Situs 00535 S ELM ST Subdivision Lot/Block / Parcel Size .981 - Acres Sec/Twn/Rng 28 / 23 / 15 / 4 Neighborhood 5001 - TASC 2016 School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.44055906 -95.70953224 TR DESC AS COMM AT POINT WHERE THE 1998 WEST ROW LIN US HWY 169 INTERSECTS S ROW SUNDAY ST; S02.4247W 179.62'; S02 4247W 237.81'; S88.4936W 180.12'; N02.4327E 237.82'; N88.4939E 180 08' TO POB.					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>C2016 08 1</td> <td>R17-NEW 10640 140X76 BUILDING</td> <td>08/2016</td> <td>04/2018</td> <td>700,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	C2016 08 1	R17-NEW 10640 140X76 BUILDING	08/2016	04/2018	700,000																																																																																																						
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	43732		
Non-Ag Acres	0.981		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	42,732.00 x 1.25 = 53,415		
Factor Value	0		
Adjustments			
Lot Value	53,415		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	939440
Total Building Area	10,640	Image Date	9/15/2020
Total Base Value	1,369,368	Name	IMG_0086.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	1,369,368		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,246,125		
Economic Depreciation			
RCNLD (All Sources)	1,246,125		
Depreciated Improvements			
Outbuilding Value	29,848		
Total Improvement Value	1,275,973		
Land Value	53,415		
Cost Approach Value	1,329,388		
	124.94/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Income Approach
Vacancy & Collection Loss		Total Improvement Value	29,848
Miscellaneous Income		Land Value	53,415
Effective Gross Income (EGI)		Total Appraised Value	1,021,258
Total Expenses			95.98/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate	6.50%		
Indicated Value	1,021,258		
	95.98/SqFt		



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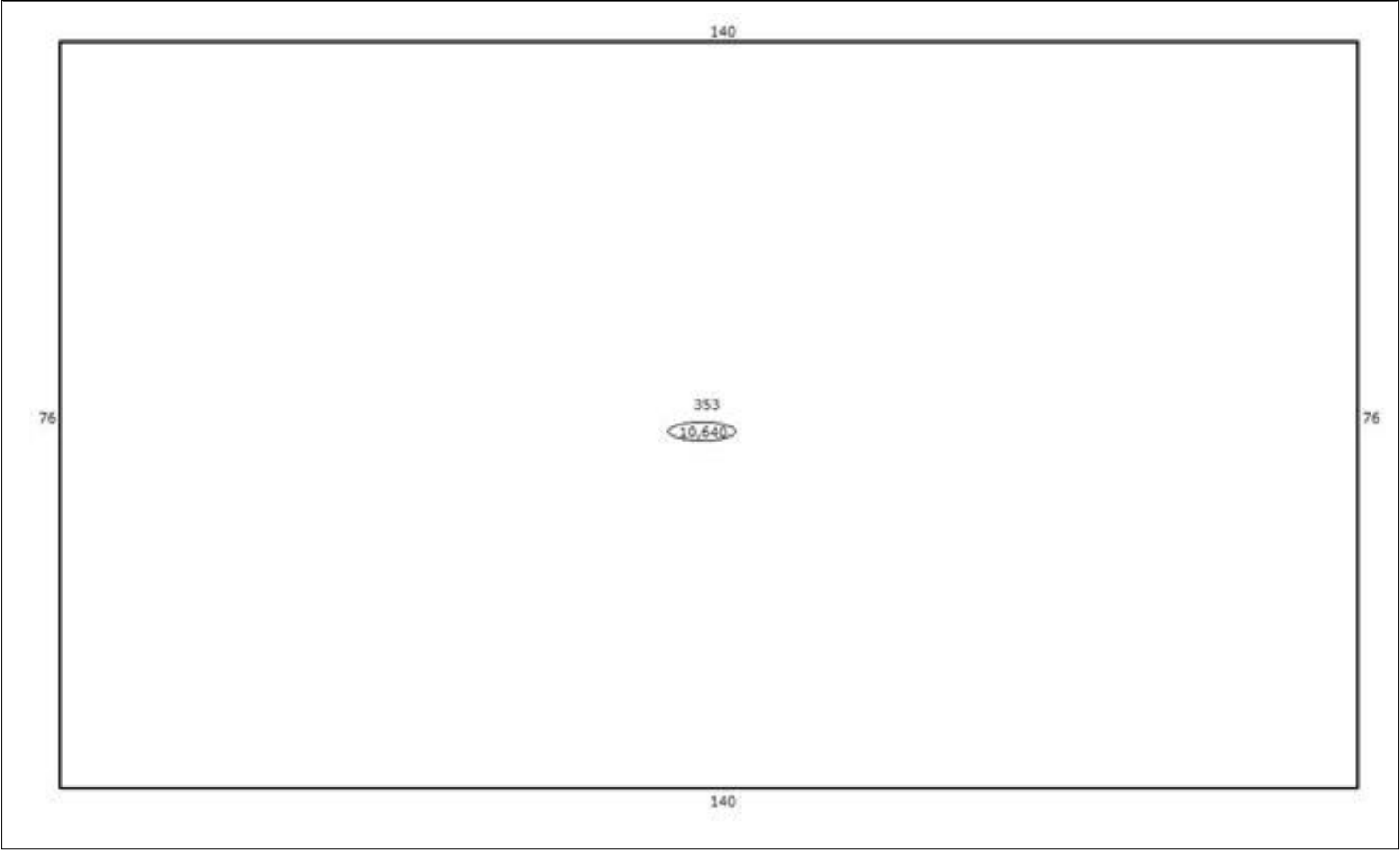
Date 04/18/2026

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Sketch Image

660071640



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	353	10,640	1.000	10,640
Total Building Area						10,640		10,640



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Account 660071640
Parcel ID 23N15E-28-4-00000-000-0000
Cadastral ID 28-23-15-02310

Tax Area Code 10
Property Class RC
Owners Name HD DOLLAR GENERAL LLC

Building Data

Building ID 4118
Building Sequence 1
Occupancy 1 319 Discount Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 10,640
Average Perimeter 432
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 2016
Effective Age 5
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2.5 - Fair
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 7 - Package Unit
Roof Type Flat
Roof Cover Built/Up Tar

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 2
Zone Description
Base Cost 60.28
Wall Cost 52.49
HVAC Cost 15.93
Basement Cost 0.00
Total Base Cost 128.70
Total Area 10,640
Base RCN 1,369,368
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,369,368
Physical Depreciation 9%
Functional Depreciation
Total Depreciation 9% (123,243)
Total RCNLD 1,246,125
Lump Sums
Total Building Value 1,246,125 \$ 117.12 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	CONC SLAB 76*60, 200*76	0x0x0			19,760
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 19,760)			19,760	3,952		15,808
FLV		DBL F PAINTED ILL SIGN 4*12	0x0x0			8,640
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 8,640)			8,640			8,640
FLV		SINGLE FACE PLASTIC ILL 3X18	0x0x0			5,400
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 5,400)			5,400			5,400
Total Site Improvement Value						29,848