



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:38:32
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Assessment Data					Primary Image																																																																																																																				
Account 660072761 Parcel ID 000000-00-0-30017-001-0010 Cadastral ID 24-24-17-02600 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 340526 ROCKMOOR LLC 115 N BROADWAY INOLA OK 74036-0000 Parcel Location Situs 00302 CHARLOTTE Subdivision CHELSEA TERRACE Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 24 / 17 / 5 Neighborhood 5001 - TASC 2016 School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.54015564 -95.43616146																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	5000		
Non-Ag Acres	0.149		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	6,469.00 x 1.25 = 8,086		
Factor Value	0		
Adjustments	61.84%		
Lot Value	5,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	924722
Total Building Area	480	Image Date	3/9/2020
Total Base Value	68,837	Name	IMG_0101.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	68,837		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	25,470		
Economic Depreciation			
RCNLD (All Sources)	25,470		
Depreciated Improvements			
Outbuilding Value	2,524		
Total Improvement Value	27,994		
Land Value	5,000		
Cost Approach Value	32,994 68.74/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	2,524
Miscellaneous Income		Land Value	5,000
Effective Gross Income (EGI)		Total Appraised Value	32,994 68.74/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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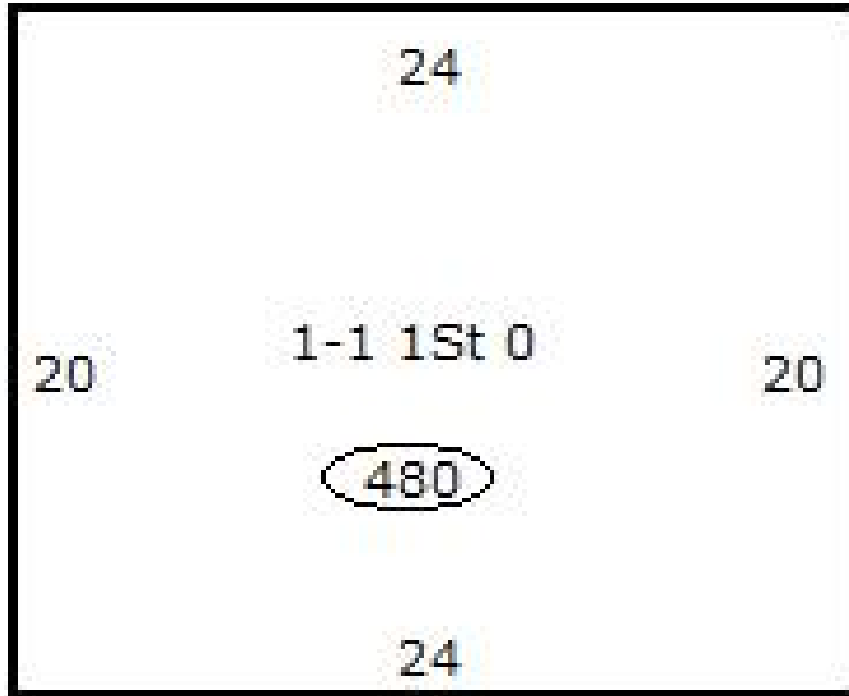
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Sketch Image

660072761



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	1-1 1St 0	480	1.000	480
Total Building Area						480		480



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Parcel ID 000000-00-0-30017-001-0010
Cadastral ID 24-24-17-02600

Tax Area Code 29
Property Class URP
Owners Name ROCKMOOR LLC

Building Data

Building ID 1898
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 480
Average Perimeter 88
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1999
Effective Age 18
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 86 - Stud Hardboard Sheet
Heating/Cooling 1 - Electric Wall
Roof Type
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 90.61
Wall Cost 49.88
HVAC Cost 2.92
Basement Cost 0.00
Total Base Cost 143.41
Total Area 480
Base RCN 68,837
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 68,837
Physical Depreciation 26%
Functional Depreciation 50%
Total Depreciation 63% (43,367)
Total RCNLD 25,470
Lump Sums
Total Building Value 25,470 \$ 53.06 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FL1	OB/FR 12X30, FLAT	0x0x0			960
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 960)			960	960
	FL1	OB/FR 8X10 FLAT	0x0x0			320
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 320)			320	320
	PACN	PAVING - CONCRETE	0x0x0			640
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.86 x 640)			3,110 1,866	1,244
Total Site Improvement Value						2,524