



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:49:48
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Assessment Data					Primary Image																																																																																																																				
Account 660075139 Parcel ID 000000-00-0-21628-010-0007 Cadastral ID 22-21-14-05830 Property Type REAL - Real Property Property Class UCP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 316089 INDUSTRIAL CONSULTANTS ENTERPRISES LLC PO BOX 833 OWASSO OK 74055-0000 Parcel Location Situs 14601 E 88TH PL N Subdivision PRESTON LAKES Lot/Block 0007 / 0010 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 5001 - TASC 2016 School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28166989 -95.81100731																																																																																																																									
Legal Description LOT 7 BLOCK 10 PRESTON LAKES					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>11-1109C</td> <td>85X125 OFFICE BUILDING</td> <td>12/2011</td> <td>02/2013</td> <td>637,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	11-1109C	85X125 OFFICE BUILDING	12/2011	02/2013	637,500																																																																																																						
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	74712		
Non-Ag Acres	1.708		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	74,412.00 x .94 = 69,876		
Factor Value	0		
Adjustments			
Lot Value	69,876		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	999803
Total Building Area	10,625	Image Date	5/23/2022
Total Base Value	1,373,388	Name	IMG_0016.JPG
Modifier Value		Description	\\tsclient\T\TOM\COMMERCIAL PICS\2022-05-23\IMG_0016.JPG
Misc Improvements			
Replacement Cost New	1,373,388		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,304,719		
Economic Depreciation			
RCNLD (All Sources)	1,304,719		
Depreciated Improvements			
Outbuilding Value	75,414		
Total Improvement Value	1,380,133		
Land Value	69,876		
Cost Approach Value	1,450,009 136.47/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	75,414
Miscellaneous Income		Land Value	69,876
Effective Gross Income (EGI)		Total Appraised Value	1,450,009 136.47/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

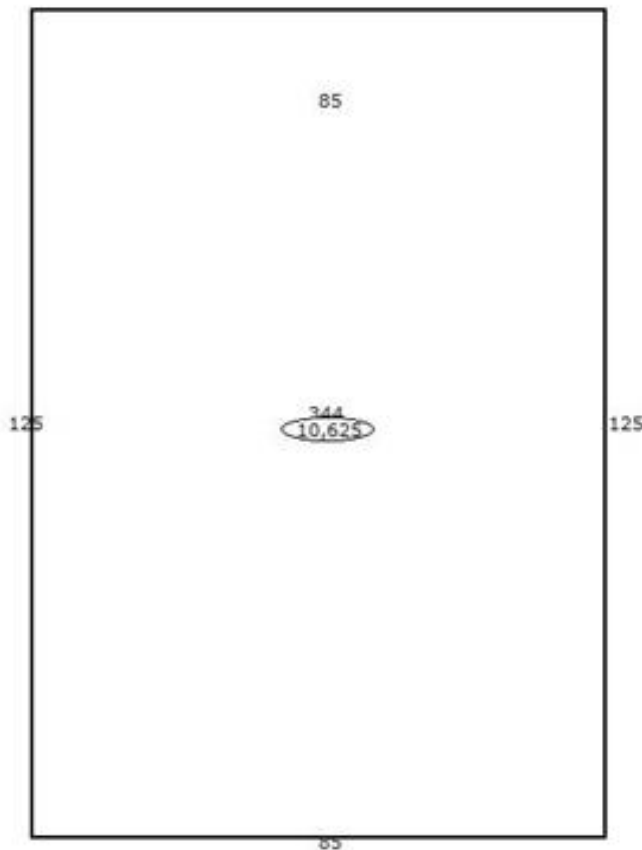
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		25	344	10,625	1.000	10,625
Total Building Area						10,625		10,625



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Parcel ID 000000-00-0-21628-010-0007
Cadastral ID 22-21-14-05830

Tax Area Code 40
Property Class UCP
Owners Name INDUSTRIAL CONSULTANTS ENTERPRISES LLC

Building Data

Building ID 2922
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 10,625
Average Perimeter 420
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2013
Effective Age 7
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 87.22
Wall Cost 25.32
HVAC Cost 16.72
Basement Cost 0.00
Total Base Cost 129.26
Total Area 10,625
Base RCN 1,373,388
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,373,388
Physical Depreciation 5%
Functional Depreciation
Total Depreciation 5% (68,669)
Total RCNLD 1,304,719
Lump Sums
Total Building Value 1,304,719 \$ 122.80 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			17,960
	Qual 3	Cond 3	Year	Eff Age	1013	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 17,960)		79,383	3,969	75,414
Total Site Improvement Value				75,414