



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 18:16:08  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660077107 <b>Parcel ID</b> 19N17E-05-1-00000-000-0000 <b>Cadastral ID</b> 05-19-17-01340 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 332939 RIVERTON PROPERTIES LLC  11040 N 147TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 00600 E INDUSTRIAL BLVD S <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 5 / 19 / 17 / 1 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S005 - INOLA SCHOOLS					<p>660077107_001.JPG 12/6/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.16050166 -95.51775099 TR IN NE DESC AS: COMM NW/C NE , TH S 224.15', S65-54-44E ALG S ROW/L STATE HWY 205.40', TH CONT ALG ROW/L S65-55-53E 618.28' TO POB, TH S00-20-42E 248', TH N89-39-18E 220', TH N0-20-42W 148 14' TO S ROW/L STATE HWY, TH N65-55-53W 241.60' TO POB																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1		
Non-Ag Acres	1		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	43,563.00 x 1.25 = 54,452		
Factor Value	0		
Adjustments			
Lot Value	54,452		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1120992
Total Building Area	8,960	Image Date	12/6/2025
Total Base Value	772,104	Name	001.JPG
Modifier Value		Description	660077107_001.JPG
Misc Improvements			
Replacement Cost New	772,104		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	721,894		
Economic Depreciation			
RCNLD (All Sources)	721,894		
Depreciated Improvements			
Outbuilding Value	2,000		
Total Improvement Value	723,894		
Land Value	54,452		
Cost Approach Value	778,346 86.87/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	2,000
Miscellaneous Income		Land Value	54,452
Effective Gross Income (EGI)		Total Appraised Value	778,346 86.87/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



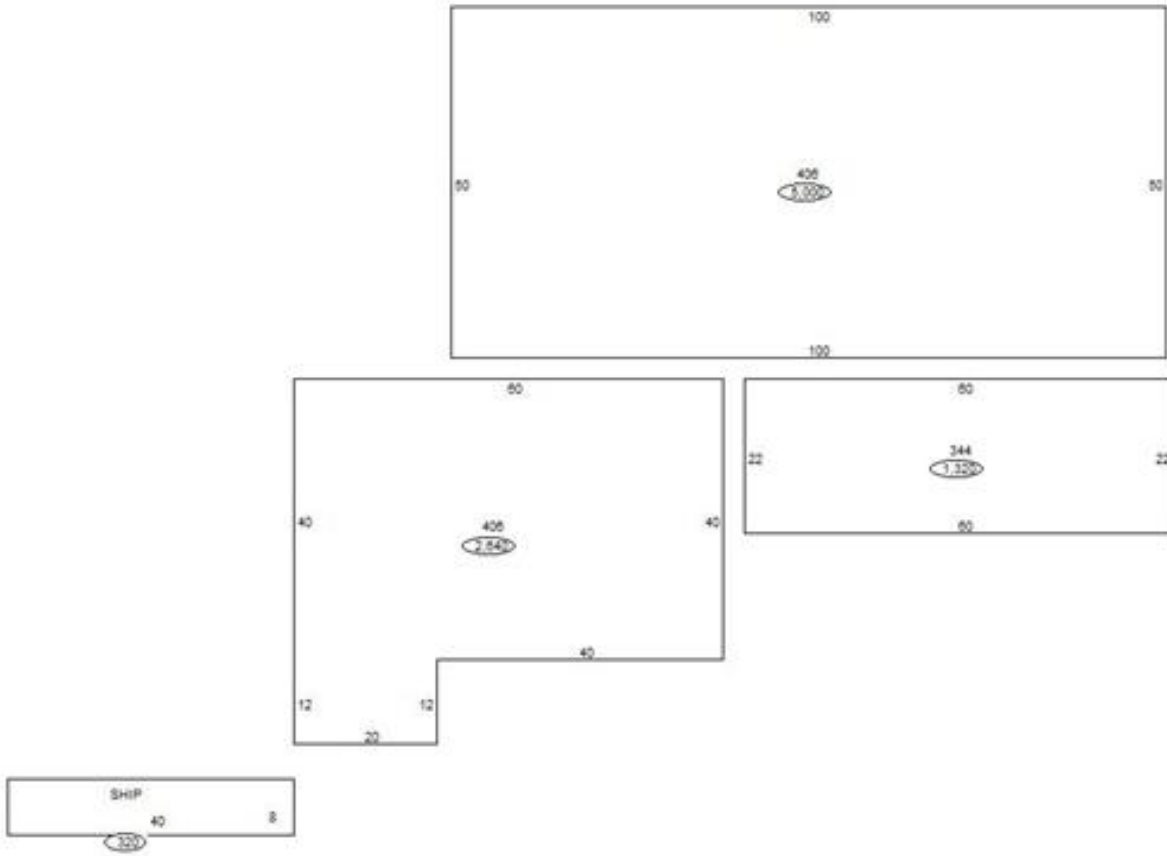
**Rogers**  
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Sketch Image

660077107



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	406	2,640	1.000	2,640
2	C	406		20	406	5,000	1.000	5,000
3	C	344		20	344	1,320	1.000	1,320
4	O	SHIP		20	SHIP	320	1.000	320
<b>Total Building Area</b>						<b>8,960</b>		<b>8,960</b>



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Account 660077107  
Parcel ID 19N17E-05-1-00000-000-0000  
Cadastral ID 05-19-17-01340

Tax Area Code 19  
Property Class UC  
Owners Name RIVERTON PROPERTIES LLC

### Building Data

Building ID 4657  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,000  
Average Perimeter 300  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2020  
Effective Age 3  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
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 3  
Zone Description  
Base Cost 48.47  
Wall Cost 12.99  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 75.16  
Total Area 5,000  
Base RCN 375,800  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 375,800  
Physical Depreciation 3%  
Functional Depreciation  
Total Depreciation 3% (11,274)  
Total RCNLD 364,526  
Lump Sums  
Total Building Value 364,526 \$ 72.91 Per SqFt



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Account 660077107  
Parcel ID 19N17E-05-1-00000-000-0000  
Cadastral ID 05-19-17-01340

Tax Area Code 19  
Property Class UC  
Owners Name RIVERTON PROPERTIES LLC

### Building Data

Building ID 4658  
Building Sequence 2  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,320  
Average Perimeter 164  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2020  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
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 3  
Zone Description  
Base Cost 86.60  
Wall Cost 24.21  
HVAC Cost 14.54  
Basement Cost 0.00  
Total Base Cost 125.35  
Total Area 1,320  
Base RCN 165,462  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 165,462  
Physical Depreciation 4%  
Functional Depreciation  
Total Depreciation 4% (6,618)  
Total RCNLD 158,844  
Lump Sums  
Total Building Value 158,844 \$ 120.34 Per SqFt



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Cadastral ID 05-19-17-01340

Tax Area Code 19  
Property Class UC  
Owners Name RIVERTON PROPERTIES LLC

### Building Data

Building ID 468  
Building Sequence 3  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,640  
Average Perimeter 224  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2002  
Effective Age 12  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
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 COMREVAL 2013 3-22-13 035.JPG  
Image Date 3/22/2013  
Image Name COMREVAL 2013 3-22-13 035.JPG  
Description \\tsclient\C\Users\TD\Pictures\2013-03-22 COMREVAL 2013 3-22-13\COMREVAL 2013 3-22-13 035.JPG

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.64  
Wall Cost 25.10  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 87.44  
Total Area 2,640  
Base RCN 230,842  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 230,842  
Physical Depreciation 14%  
Functional Depreciation  
Total Depreciation 14% (32,318)  
Total RCNLD 198,524  
Lump Sums  
Total Building Value 198,524 \$ 75.20 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	0	Cond 0	Year 0	Eff Age 0	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.25 x 320)			2,000	2,000
<b>Total Site Improvement Value</b>						<b>2,000</b>