



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:38:47  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660081926 <b>Parcel ID</b> 000000-00-0-30014-001-0003 <b>Cadastral ID</b> 36-24-17-01221 <b>Property Type</b> REAL - Real Property <b>Property Class</b> INDA VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 287636 ROGERS COUNTY INDUSTRIAL  DEVELOPMENT AUTHORITY 1503 N LYNN RIGGS BLVD STE 6 CLAREMORE OK 74017-6894  <b>Parcel Location</b> <b>Situs</b> 21500 E 340 RD <b>Subdivision</b> CHELSEA IND/BUS PK <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 2.42 - Acres <b>Sec/Twn/Rng</b> 36 / 24 / 17 / 5 <b>Neighborhood</b> 30014 - CHELSEA INDUSTRIAL BUS PARK <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.52407169 -95.44623645 N 440' OF W 240' OF LOT 3 BL 1 CHELSEA INDUSTRIAL/BUSINESS PA																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	7000		
Non-Ag Acres	2.487		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1904 CHELSEA INDUST. SF		
Value Method	Square-Foot		
Base Lot Value	108,321.00 x .05 = 5,416		
Factor Value	0		
Adjustments			
Lot Value	5,416		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	925630
Total Building Area	9,626	Image Date	3/23/2020
Total Base Value	804,445	Name	IMG_0062.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	804,445		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	699,867		
Economic Depreciation			
RCNLD (All Sources)	699,867		
Depreciated Improvements			
Outbuilding Value	13,280		
Total Improvement Value	713,147		
Land Value	5,416		
Cost Approach Value	718,563 74.65/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	13,280
Miscellaneous Income		Land Value	5,416
Effective Gross Income (EGI)		Total Appraised Value	718,563 74.65/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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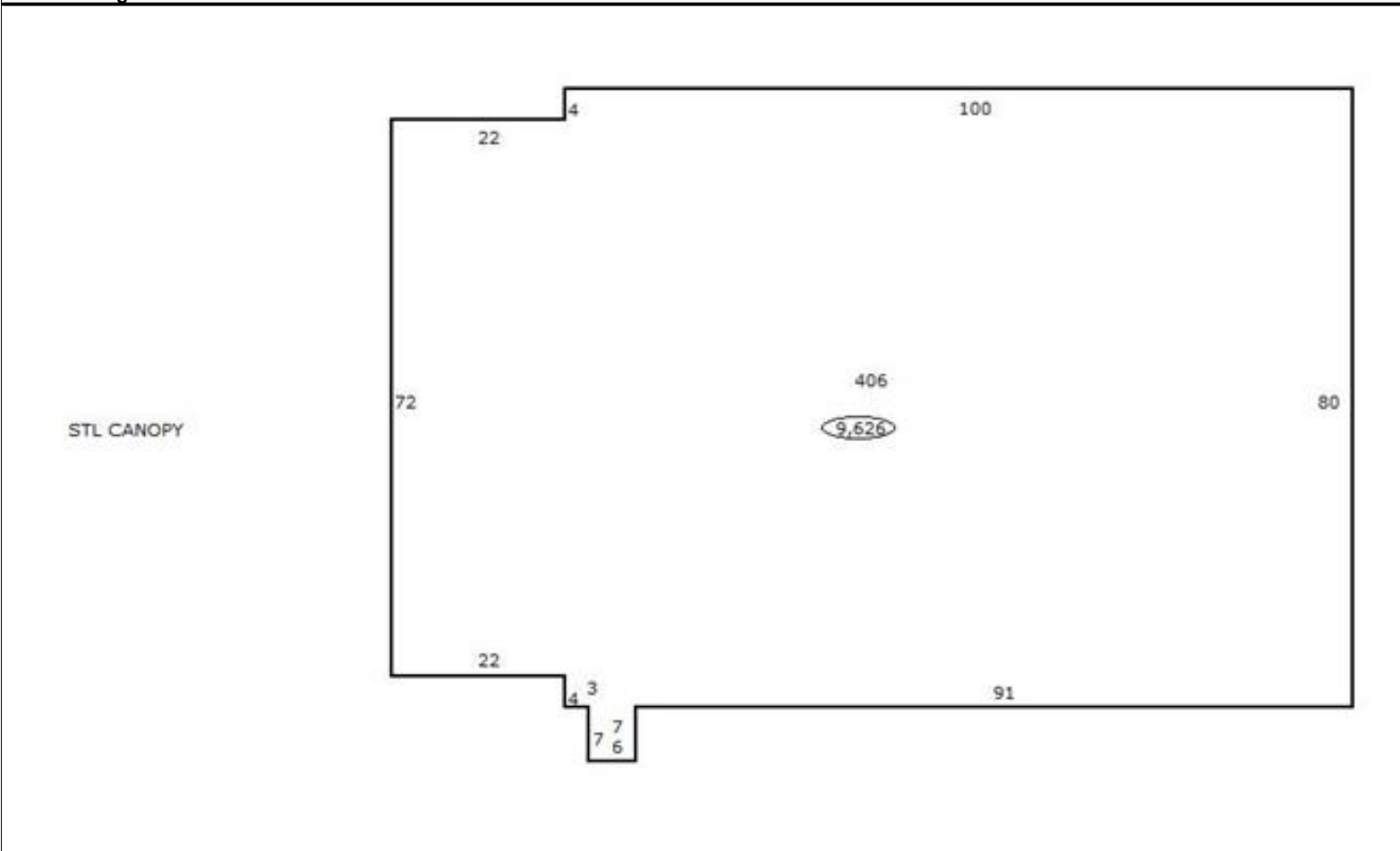
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Sketch Image

660081926



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	406	9,626	1.000	9,626
2	N	0		20	STL CANOPY		0.000	
<b>Total Building Area</b>						9,626		9,626



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Account 660081926  
Parcel ID 000000-00-0-30014-001-0003  
Cadastral ID 36-24-17-01221

Tax Area Code 29  
Property Class INDA  
Owners Name ROGERS COUNTY INDUSTRIAL

### Building Data

Building ID 1810  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 9,626  
Average Perimeter 418  
Number Of Storys 1.00  
Average Wall Ht 20.00  
Year Built 2004  
Effective Age 11  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 7 - Package Unit  
Roof Type Gable  
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 48.43  
Wall Cost 18.01  
HVAC Cost 17.13  
Basement Cost 0.00  
Total Base Cost 83.57  
Total Area 9,626  
Base RCN 804,445  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 804,445  
Physical Depreciation 13%  
Functional Depreciation  
Total Depreciation 13% (104,578)  
Total RCNLD 699,867  
Lump Sums  
Total Building Value 699,867 \$ 72.71 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	STL CANOPY 4*72	0x0x0			3,528
	<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 3,528)			3,528	529		2,999
PAVA		PAVING - ASPHALT	0x0x0			8,840
	<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 (2.79 x 8,840)			24,664	17,265		7,399
FLV		PORTABLE CP 18*40 @ 2.00SF	0x0x0			1,440
	<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 1,440)			1,440			1,440
FLV		SF PAINTED MTL SIGN 4*8	0x0x0			1,696
	<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 1,696)			1,696	254		1,442
<b>Total Site Improvement Value</b>						<b>13,280</b>