



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:38:45
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660085765 Parcel ID 21N16E-36-2-00000-000-0000 Cadastral ID 36-21-16-03301 Property Type REAL - Real Property Property Class CNTR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 303398 UNITED STATES OF AMERICA IN TRUST FOR CHEROKEE NATION PO BOX 948 TAHLEQUAH OK 74465-0000 Parcel Location Situs 15488 E 523 RD Subdivision Lot/Block / Parcel Size 8.84 - Acres Sec/Twn/Rng 36 / 21 / 16 / 2 Neighborhood 90000 - COMMERCIAL School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25907924 -95.55363074																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	8.84		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	32,000.00 x 1.00 = 32,000		
Factor Value	0		
Adjustments			
Lot Value	32,000		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1017454
Total Building Area	2,000	Image Date	1/18/2023
Total Base Value	254,560	Name	IMG_0002.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	254,560		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	216,376		
Economic Depreciation			
RCNLD (All Sources)	216,376		
Depreciated Improvements			
Outbuilding Value	871		
Total Improvement Value	217,247		
Land Value	32,000		
Cost Approach Value	249,247	124.62/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	871
Miscellaneous Income		Land Value	32,000
Effective Gross Income (EGI)		Total Appraised Value	249,247
Total Expenses			124.62/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Account 660085765
Parcel ID 21N16E-36-2-00000-000-0000
Cadastral ID 36-21-16-03301

Tax Area Code 5
Property Class CNTR
Owners Name UNITED STATES OF AMERICA IN

Building Data

Building ID 2540
Building Sequence 1
Occupancy 1 491 Community Service Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,000
Average Perimeter 180
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2006
Effective Age 10
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
Roof Type
Roof Cover

Basement Area Basement Levels

Basement Finish
Finish Code - 1 0
Finish Area - 1
Finish Code - 2 0
Finish Area - 2

Building Image



Image Information

Image Name IMG_0002.JPG
Image Date 1/18/2023
Image Name IMG_0002.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 94.41
Wall Cost 17.54
HVAC Cost 15.33
Basement Cost 0.00
Total Base Cost 127.28
Total Area 2,000
Base RCN 254,560
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 254,560
Physical Depreciation 15%
Functional Depreciation
Total Depreciation 15% (38,184)
Total RCNLD 216,376
Lump Sums
Total Building Value 216,376 \$ 108.19 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRNR	Greenhouse - Residential	20x12x0			240
	Qual 3	Cond 3	Year 2023	Eff Age	2	
	Valuation Summary Base Cost (3.78 x 240)		Modifier Total	RCN	Depr (% Phys/ % Func) 907	RCNLD 36
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Total Site Improvement Value						871