



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660089065 Parcel ID 000000-00-0-00421-001-0001 Cadastral ID 22-21-14-09080 Property Type REAL - Real Property Property Class UCP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 297828 MEAD, DONALD W & CHERYL B TRUSTEES 1734 HIGHLAND OAKS DR ARCADIA CA 91006-0000																																																																																																																									
Parcel Location Situs 14505 E 86TH ST N Subdivision KUM & GO # 876 Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 5001 - TASC 2016 School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27903630 -95.81151752 KUM & GO # 876 LOT 1 BLOCK 1					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>R9</td> <td>ROLL NEW CONSTRUCTION</td> <td>08/2008</td> <td>03/2009</td> <td></td> </tr> <tr> <td>07-0934-C</td> <td>R9-COMM/CONVENIENCE STORE</td> <td>09/2007</td> <td>06/2011</td> <td>750,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R9	ROLL NEW CONSTRUCTION	08/2008	03/2009		07-0934-C	R9-COMM/CONVENIENCE STORE	09/2007	06/2011	750,000																																																																																																	
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	59092		
Non-Ag Acres	1.357		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	59,092.00 x 1.05 = 62,216		
Factor Value	0		
Adjustments	500%		
Lot Value	311,080		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	999795
Total Building Area	5,280	Image Date	5/23/2022
Total Base Value	936,355	Name	IMG_0025.JPG
Modifier Value		Description	\\tsclient\T\TOM\COMMERCIAL PICS\2022-05-23\IMG_0025.JPG
Misc Improvements			
Replacement Cost New	936,355		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	767,811		
Economic Depreciation			
RCNLD (All Sources)	767,811		
Depreciated Improvements	130,032		
Outbuilding Value	522,847		
Total Improvement Value	1,420,690		
Land Value	311,080		
Cost Approach Value	1,731,770 327.99/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	522,847
Miscellaneous Income		Land Value	311,080
Effective Gross Income (EGI)		Total Appraised Value	1,731,770 327.99/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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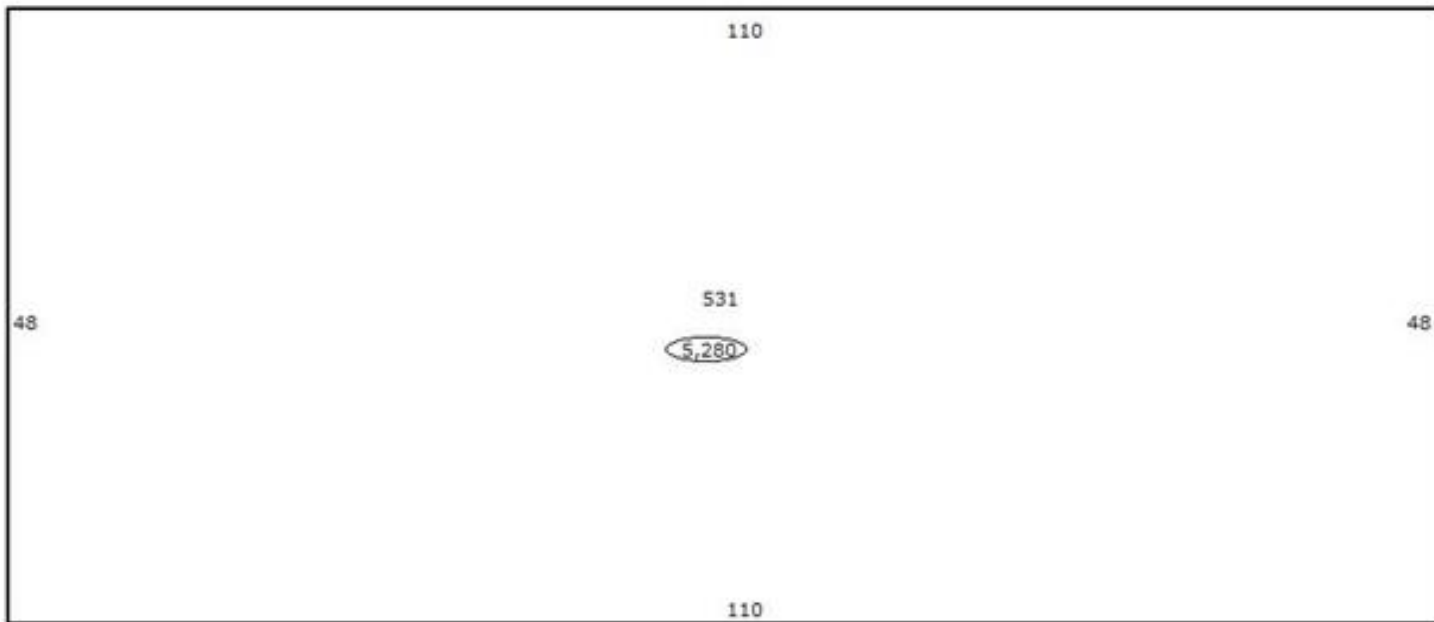
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Sketch Image

660089065



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	531		13	531	5,280	1.000	5,280
2	N	0		13	STL GAS CANOPY 50*120		0.000	
Total Building Area						5,280		5,280



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Account	660089065	Tax Area Code	40
Parcel ID	000000-00-0-00421-001-0001	Property Class	UCP
Cadastral ID	22-21-14-09080	Owners Name	MEAD, DONALD W &

Building Data	Building Image
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Building ID	2434
Building Sequence	1
Occupancy 1	531 Mini-Mart Convenience Store 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	5,280
Average Perimeter	316
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	2008
Effective Age	9
Construction Class	3 - Unreinforced Masonry Walls, Wood Joists
Quality	3 - Average
Condition	3 - Average
Exterior Wall	7 - Brick, Solid
Heating/Cooling	7 - Package Unit
Roof Type	Flat
Roof Cover	
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

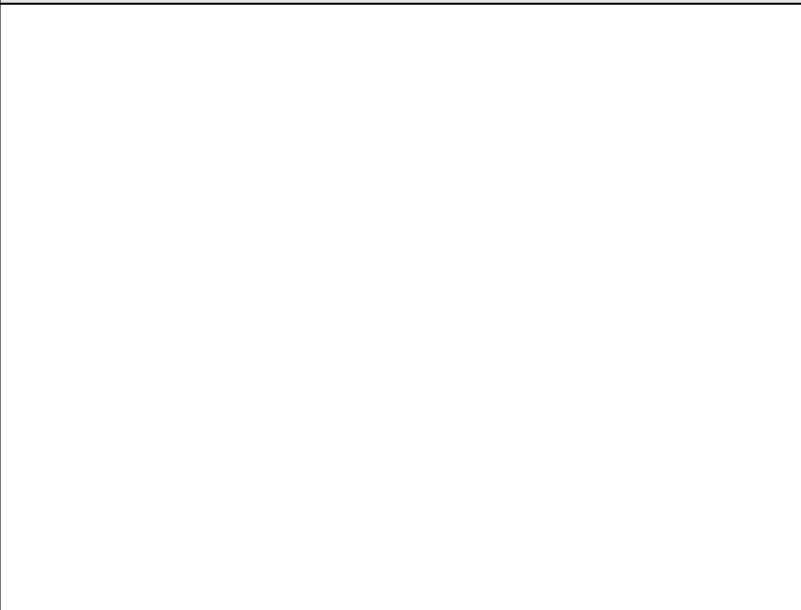


Image Information	
Image Name	
Image Date	
Image Name	
Description	

Cost Calculations	
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Appraisal Zone	4
Zone Description	
Base Cost	70.84
Wall Cost	89.37
HVAC Cost	17.13
Basement Cost	0.00
Total Base Cost	177.34
Total Area	5,280
Base RCN	936,355
Misc Impr Value	

Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	936,355
Physical Depreciation	18%
Functional Depreciation	
Total Depreciation	18% (168,544)
Total RCNLD	767,811
Lump Sums	130,032
Total Building Value	897,843 \$ 170.05 Per SqFt

Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value

UGS	TNK,UNGRD FUEL STEEL	2008	48000	48,000	3.01	10%	130,032
Total Misc Improvement							130,032



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
FLV	MTL GAS CANOPY 50*120	0x0x0				159,000
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 159,000)			159,000	15,900		143,100
PAVA	PAVING - ASPHALT	0x0x0				42,760
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (2.72 x 42,760)			116,307	29,077		87,230
FLV	ELECT DISPENSER (TWIN) (8)	0x0x0				75,200
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 75,200)			75,200	7,520		67,680
FLV	2 SIDED OPERATION	0x0x0				36,000
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 36,000)			36,000	3,600		32,400
FLV	TOTALIZER PER HOSE (16)	0x0x0				28,800
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 28,800)			28,800	2,880		25,920
FLV	MIXED PRODUCTS (16) PER HOSE	0x0x0				6,400
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 6,400)			6,400	640		5,760
FLV	POINT OF PURCHASE (16)	0x0x0				50,400
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 50,400)			50,400	5,040		45,360



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FLV	SF PLASTIC ILL SIGNS 2 @ 4*10	0x0x0			10,000
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 10,000)		10,000	1,000	9,000

FLV	DBL F PLASTIC ILL SIGN 4*10	0x0x0			7,200
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 7,200)		7,200	720	6,480

FLV	ALUM CANOPY 4*56	0x0x0			2,262
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 2,262)		2,262	226	2,036

FLV	TANK MONITOR CONSOLE (1)	0x0x0			5,400
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 5,400)		5,400	540	4,860

FLV	PIPING PER TANK & DISPENSER	0x0x0			10,400
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 10,400)		10,400	1,040	9,360

FLV	PUMP PER TANK (1)	0x0x0			1,700
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 1,700)		1,700	170	1,530

FL1	SKLYINE GAS PRICE SIGN	0x0x0			10,442
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 10,442)		10,442		10,442



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FL1	AIR MACHINE		0x0x0		435
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 435)			435	435

FL1	MONUMENT SIGN NAGLE		0x0x0		8,571
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 8,571)			8,571	8,571

FL1	BLDG SIGNS NAGLE		0x0x0		5,619
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 5,619)			5,619	5,619

FL1	VAPOR RECOVERY		0x0x0		7,757
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 7,757)			7,757	7,757

FL1	FUEL CONTROLLER		0x0x0		530
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 530)			530	530

FL1	SPILL BUCKETS		0x0x0		48,777
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 48,777)			48,777	48,777

Total Site Improvement Value	522,847
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