



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 660093077 Parcel ID 000000-00-0-00176-001-0001 Cadastral ID 23-22-16-00630 Property Type REAL - Real Property Property Class RCP VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 303376 COMPTON PROPERTIES LLC 9344 ROCK SCHOOL RD SKIATOOK OK 74070-0000 Parcel Location Situs 14233 E 450 RD Subdivision COMPTON PROPERTIES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 22 / 16 / 5 Neighborhood 5001 - TASC 2016 School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.36600387 -95.57401642 LOT 1 BLOCK 1 COMPTON PROPERTIES.																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1.73		
Non-Ag Acres	1.312		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	57,146.00 x 1.07 = 61,243		
Factor Value	0		
Adjustments			
Lot Value	61,243		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1034343
Total Building Area	5,216	Image Date	11/3/2023
Total Base Value	365,798	Name	IMG_0016.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	365,798		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	190,215		
Economic Depreciation			
RCNLD (All Sources)	190,215		
Depreciated Improvements			
Outbuilding Value	214		
Total Improvement Value	190,429		
Land Value	61,243		
Cost Approach Value	251,672	48.25/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	214
Miscellaneous Income		Land Value	61,243
Effective Gross Income (EGI)		Total Appraised Value	251,672
Total Expenses			48.25/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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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	406		20	406	5,216	1.000	5,216
2	O	PRCH		20	SLBC	40	1.000	40
Total Building Area						5,216		5,216



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Account 660093077
Parcel ID 000000-00-0-00176-001-0001
Cadastral ID 23-22-16-00630

Tax Area Code 11
Property Class RCP
Owners Name COMPTON PROPERTIES LLC

Building Data

Building ID 3916
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,216
Average Perimeter 324
Number Of Storys 1.00
Average Wall Ht 24.00
Year Built 1991
Effective Age 23
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
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 IMG_0016.JPG
Image Date 11/3/2023
Image Name IMG_0016.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 42.50
Wall Cost 27.63
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 70.13
Total Area 5,216
Base RCN 365,798
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 365,798
Physical Depreciation 48%
Functional Depreciation
Total Depreciation 48% (175,583)
Total RCNLD 190,215
Lump Sums
Total Building Value 190,215 \$ 36.47 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Slab Porch - Covered	0x0x0			40
	Qual 3	Cond 3	Year 0	Eff Age 1520		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (26.80 x 40)		1,072	858	214
Total Site Improvement Value				214