



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	660093612													
Parcel ID	19N17E-33-1-00000-000-0000													
Cadastral ID	33-19-17-00150													
Property Type	REAL - Real Property													
Property Class	RC	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	305158													
CISPER ONE FAMILY PARTNERSHIP														
PO BOX 946 LOCUST GROVE OK 74352-0000														
Parcel Location														
Situs	36250 S 4220 RD													
Subdivision														
Lot/Block	/	Parcel Size	39.3 - Acres											
Sec/Twn/Rng	33 / 19 / 17 / 1													
Neighborhood	5001 - TASC 2016													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.08613552 -95.49600996														
S2 NE NE & N2 SE NE LESS N 105' E 290' S2 NE NE														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2166/926	RCB BANK	04/12/2011	278,000	3					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax					
Remove Cap	0	Land Value	128,811	128,811	11%	14,169	Assessed	150,741	12,068.32					
Year Frozen	0	Improvements	1,474,587	1,241,565		136,572	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	1,603,398	1,370,376		150,741	Total Taxable	150,741	12,068.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660093612	CISPER ONE FAMILY PARTNERSHIP			2	1,326,317	0	143,563	11,494.00					
2024	2024-660093612	CISPER ONE FAMILY PARTNERSHIP			2	1,242,972	0	136,727	10,994.00					
2023	2023-660093612	CISPER ONE FAMILY PARTNERSHIP			2	1,740,328	0	161,416	13,000.00					
2022	2022-660093612	CISPER ONE FAMILY PARTNERSHIP			2	1,680,144	0	153,730	12,469.00					
2021	2021-660093612	CISPER ONE FAMILY PARTNERSHIP			2	875,896	0	45,777	3,668.00					
2020	2020-660093612	CISPER ONE FAMILY PARTNERSHIP			2	875,896	0	43,597	3,522.00					
2019	2019-660093612	CISPER ONE FAMILY PARTNERSHIP			2	887,322	0	41,522	3,431.00					
2018	2018-660093612	CISPER ONE FAMILY PARTNERSHIP			2	855,200	0	39,544	3,301.00					
2017	2017-660093612	CISPER ONE FAMILY PARTNERSHIP			2	854,549	0	37,661	3,169.00					
2016	2016-660093612	CISPER ONE FAMILY PARTNERSHIP			2	854,549	0	35,868	3,052.00					
2015	2015-660093612	CISPER ONE FAMILY PARTNERSHIP			2	630,044	0	34,160	2,964.00					
2014	2014-660093612	CISPER ONE FAMILY PARTNERSHIP			2	719,089	0	32,534	2,921.00					
2013	2013-660093612	CISPER ONE FAMILY PARTNERSHIP			2	292,000	0	30,984	2,610.00					



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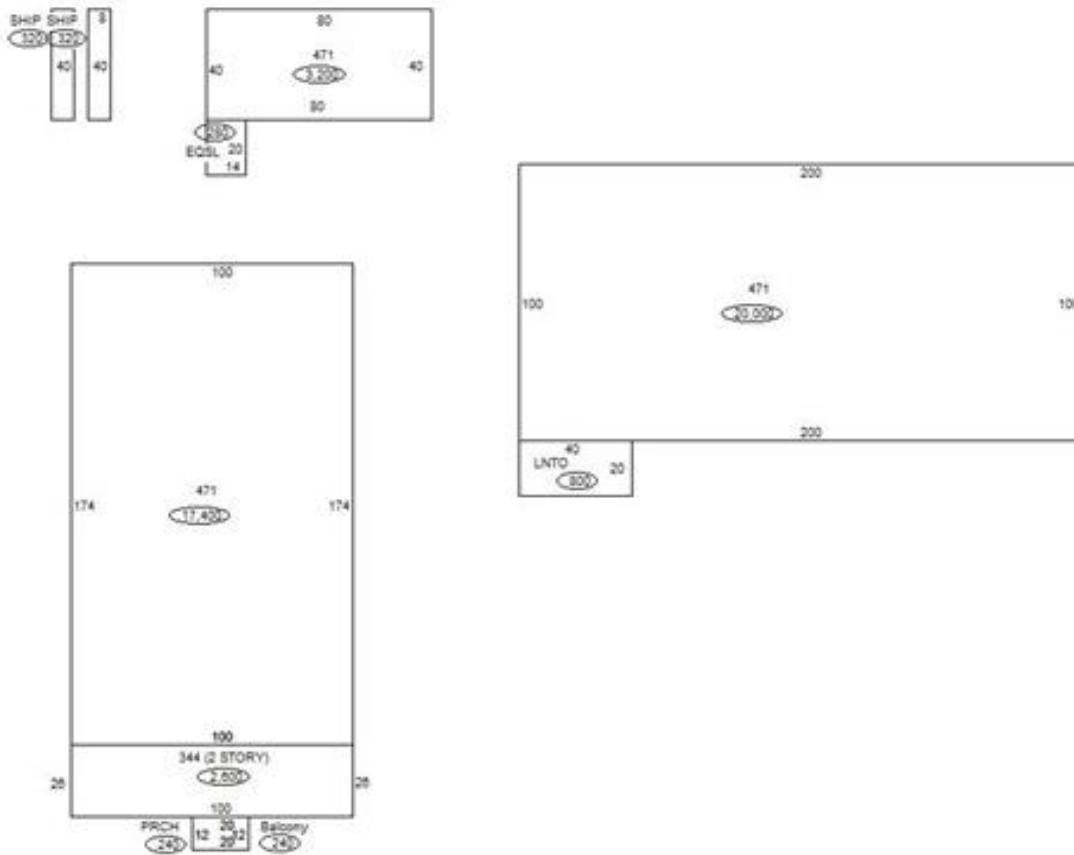
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	5		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	217,800.00 x .56 = 121,968		
Factor Value	0		
Adjustments			
Lot Value	121,968		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	972970
Total Building Area	43,200	Image Date	8/24/2021
Total Base Value	2,623,160	Name	IMG_0021.JPG
Modifier Value		Description	V22
Misc Improvements	16,483		
Replacement Cost New	2,639,643		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,554,378		
Economic Depreciation	8%		
RCNLD (All Sources)	1,430,028		
Depreciated Improvements			
Outbuilding Value	44,559		
Total Improvement Value	1,474,587		
Land Value	121,968		
Cost Approach Value	1,596,555 36.96/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	44,559
Miscellaneous Income		Land Value	121,968
Effective Gross Income (EGI)		Total Appraised Value	1,603,398 37.12/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Sketch Image

660093612



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		50	344 (2 STORY)	2,600	1.000	2,600
2	C	471		50	471	3,200	1.000	3,200
3	C	471		50	471	17,400	1.000	17,400
4	M	LNT0		50	LNT0	800	1.000	800
5	O	EQSL		50	EQSL	280	1.000	280
6	C	471		50	471	20,000	1.000	20,000
7	M	PRCH		50	PRCH	240	1.000	240
8	M	BALW		50	Balcony	240	1.000	240
9	O	SHIP		50	SHIP	320	1.000	320
10	O	SHIP		50	SHIP	320	1.000	320
Total Building Area						43,200		43,200



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Account 660093612
Parcel ID 19N17E-33-1-00000-000-0000
Cadastral ID 33-19-17-00150

Tax Area Code 2
Property Class RC
Owners Name CISPER ONE FAMILY PARTNERSHIP

Building Data

Building ID 5376
Building Sequence 1
Occupancy 1 471 Lt. Commercial Utility Build. 100%
Occupancy 2
Occupancy 3
Total Floor Area 20,000
Average Perimeter 600
Number Of Storys 1.00
Average Wall Ht 20.00
Year Built 2019
Effective Age 4
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 11 - Radiant Space Heaters
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 38.89
Wall Cost 12.45
HVAC Cost 7.97
Basement Cost 0.00
Total Base Cost 59.31
Total Area 20,000
Base RCN 1,186,200
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,186,200
Physical Depreciation 30%
Functional Depreciation 20%
Total Depreciation 44% (521,928)
Total RCNLD 664,272
Lump Sums
Total Building Value 664,272 \$ 33.21 Per SqFt



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Account 660093612
Parcel ID 19N17E-33-1-00000-000-0000
Cadastral ID 33-19-17-00150

Tax Area Code 2
Property Class RC
Owners Name CISPER ONE FAMILY PARTNERSHIP

Building Data

Building ID 4843
Building Sequence 2
Occupancy 1 471 Lt. Commercial Utility Build. 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,200
Average Perimeter 240
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2019
Effective Age 4
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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 34.10
Wall Cost 17.29
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 51.39
Total Area 3,200
Base RCN 164,448
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 164,448
Physical Depreciation 20%
Functional Depreciation
Total Depreciation 20% (32,890)
Total RCNLD 131,558
Lump Sums
Total Building Value 131,558 \$ 41.11 Per SqFt



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Account	660093612	Tax Area Code	2
Parcel ID	19N17E-33-1-00000-000-0000	Property Class	RC
Cadastral ID	33-19-17-00150	Owners Name	CISPER ONE FAMILY PARTNERSHIP

Building Data	Building Image
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<p>Building ID 4844 Building Sequence 3 Occupancy 1 471 Lt. Commercial Utility Build. 100% Occupancy 2 Occupancy 3 Total Floor Area 17,400 Average Perimeter 548 Number Of Storys 1.00 Average Wall Ht 18.00 Year Built 2019 Effective Age 4 Construction Class 7 - Pre-Engineered Steel Frame Quality 3 - Average Condition 3 - Average Exterior Wall 88 - Stud Metal Siding Heating/Cooling 11 - Radiant Space Heaters Roof Type Gable Roof Cover Metal</p> <p>Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2</p>	<p>Image Information</p> <p>Image Name Image Date Image Name Description</p>
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Cost Calculations	
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<p>Appraisal Zone 3 Zone Description Base Cost 38.88 Wall Cost 11.82 HVAC Cost 7.97 Basement Cost 0.00 Total Base Cost 58.67 Total Area 17,400 Base RCN 1,020,858 Misc Impr Value 5,920</p>	<p>Manual Date 01/2025 Base Year 2026 Modifier Value Total Replacement Cost 1,026,778 Physical Depreciation 30% Functional Depreciation 20% Total Depreciation 44% (451,782) Total RCNLD 574,996 Lump Sums Total Building Value 574,996 \$ 33.05 Per SqFt</p>
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Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value

LNT0	Lean To - Attached		40x20	800	7.40		5,920
Total Misc Improvement							5,920



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Account 660093612
 Parcel ID 19N17E-33-1-00000-000-0000
 Cadastral ID 33-19-17-00150

Tax Area Code 2
 Property Class RC
 Owners Name CISPER ONE FAMILY PARTNERSHIP

Building Data

Building ID 1760
 Building Sequence 4
 Occupancy 1 344 Office Building 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 2,600
 Average Perimeter 126
 Number Of Storys 2.00
 Average Wall Ht 24.00
 Year Built 2003
 Effective Age 15
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 2 - Fair
 Condition 2 - Fair
 Exterior Wall
 Heating/Cooling 7 - Package Unit
 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 93612.JPG
 Image Date 1/13/2014
 Image Name 93612.JPG
 Description

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 78.81
 Wall Cost 0.00
 HVAC Cost 17.98
 Basement Cost 0.00
 Total Base Cost 96.79
 Total Area 2,600
 Base RCN 251,654
 Misc Impr Value 10,563

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 262,217
 Physical Depreciation 30%
 Functional Depreciation
 Total Depreciation 30% (78,665)
 Total RCNLD 183,552
 Lump Sums
 Total Building Value 183,552 \$ 70.60 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		20x12	240	18.97		4,553
BALW	Balcony - Wood		20x12	240	25.04		6,010
Total Misc Improvement							10,563



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		5,835
Qual	5	Cond 5	Year 2019	Eff Age 2		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.18 x 5,835)				36,060	3,606	32,454
EQSL		Equipment Shelter	20x14x10	Concrete	Formed Metal	280
Qual	3	Cond 3	Year 2019	Eff Age 5		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (31.81 x 280)				8,907	802	8,105
SHIP		Shipping/Storage Container	8x40x8	Base		320
Qual	3	Cond 3	Year 0	Eff Age 0		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)				2,000		2,000
SHIP		Shipping/Storage Container	8x40x8	Base		320
Qual	3	Cond 3	Year 0	Eff Age 0		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)				2,000		2,000
Total Site Improvement Value						44,559



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			15.000	168	168	2,520	2,520
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			19.300	224	224	4,323	4,323
IMP PST Totals						34.300			6,843	6,843
Total Agland						34.300			6,843	6,843