



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:15:16  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660093626 <b>Parcel ID</b> 000000-00-0-91091-001-0001 <b>Cadastral ID</b> 15-21-16-03411 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 1 <b>Tax Area</b> 91 - JUSTUS/CLARM CITY <b>Name ID</b> 305352 ROBSON PROPERTIES #1 LLC  C/O QUIK TRIP CORP ATT:TAX DEPT PO BOX 3475 TULSA OK OK 74101-3475  <b>Parcel Location</b> <b>Situs</b> 00151 S FRED SWAN LN <b>Subdivision</b> QUIK TRIP #40 <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 15 / 21 / 16 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30663785 -95.59187604																																																																																																																									
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Lot Data	Primary Image																																																									
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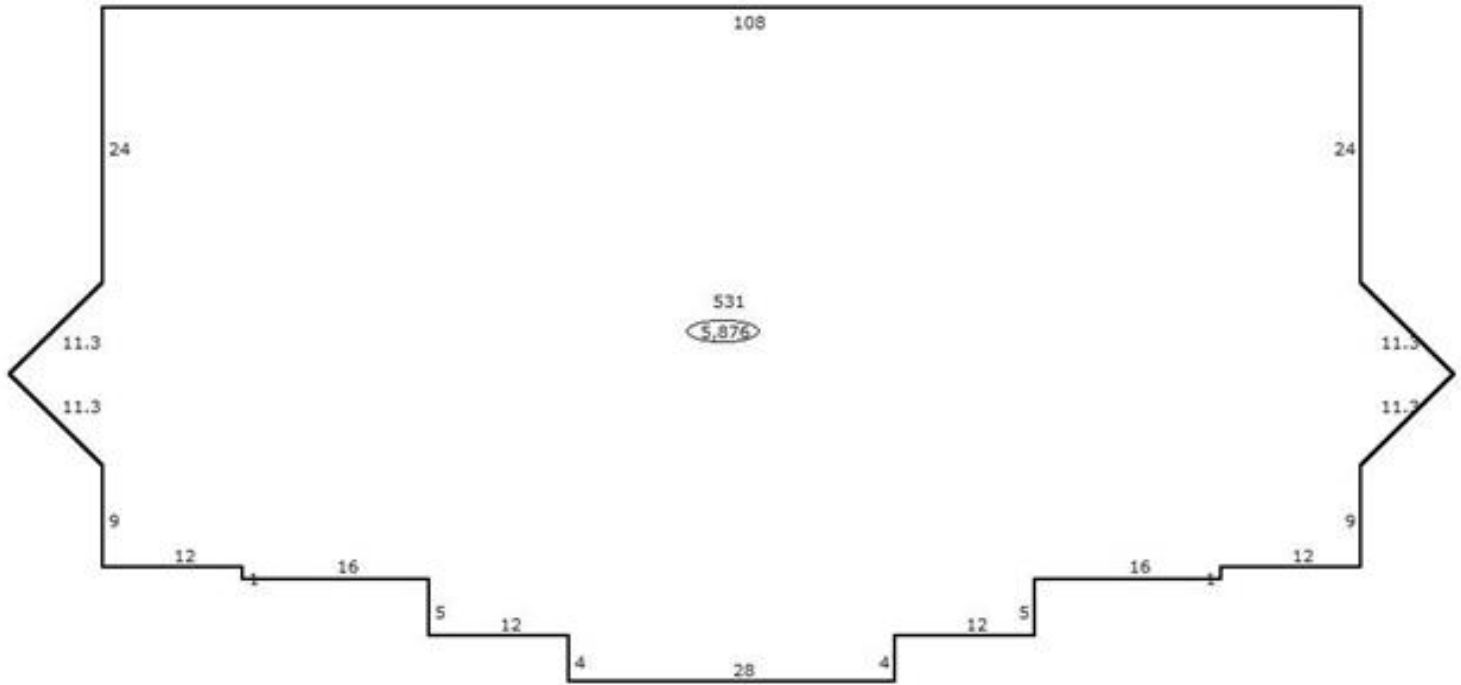
Date 04/18/2026

Time 08:15:16

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### Sketch Image

660093626



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	531		13	531	5,876	1.000	5,876
<b>Total Building Area</b>						5,876		5,876



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Parcel ID 000000-00-0-91091-001-0001  
Cadastral ID 15-21-16-03411

Tax Area Code 91  
Property Class UCP  
Owners Name ROBSON PROPERTIES #1 LLC

### Building Data

Building ID 2908  
Building Sequence 1  
Occupancy 1 531 Mini-Mart Convenience Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,876  
Average Perimeter 347  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2012  
Effective Age 7  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 5 - Brick with Block Back-up  
Heating/Cooling 7 - Package Unit  
Roof Type Flat  
Roof Cover Composition Roll

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\_0004.JPG  
Image Date 6/13/2023  
Image Name IMG\_0004.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 68.27  
Wall Cost 34.57  
HVAC Cost 17.13  
Basement Cost 0.00  
Total Base Cost 119.97  
Total Area 5,876  
Base RCN 704,944  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 704,944  
Physical Depreciation 19%  
Functional Depreciation  
Total Depreciation 19% (133,939)  
Total RCNLD 571,005  
Lump Sums  
Total Building Value 571,005 \$ 97.18 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	CANOPY	0x0x0			225,655
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff</b>	<b>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 225,655)		225,655	45,131	180,524
	FLV	GAS CANOPY 55X124	0x0x0			180,730
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff</b>	<b>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 180,730)		180,730	16,266	164,464
	FLV	GAS-DISP TWIN (2)	0x0x0			18,800
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff</b>	<b>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 18,800)		18,800	1,692	17,108
	FLV	GAS-DISP SINGLE (6)	0x0x0			30,900
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff</b>	<b>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 30,900)		30,900	2,781	28,119
	FLV	GAS-DBL SIDE OPERATION (8)	0x0x0			36,000
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff</b>	<b>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 36,000)		36,000	3,240	32,760
	FLV	GAS-MIXED PRODUCT (16)	0x0x0			6,400
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff</b>	<b>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 6,400)		6,400	576	5,824
	FLV	GAS-POINT OF PURCHASE (16)	0x0x0			50,400
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff</b>	<b>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 50,400)		50,400	4,536	45,864



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FLV	GAS-TOTALIZERS (20)	0x0x0			36,000
<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 36,000)		36,000	3,240	32,760

FLV	GAS-TANK MONITOR CONSOLE	0x0x0			5,400
<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 5,400)		5,400	486	4,914

FLV	GAS-PIPING PER DISPENSER	0x0x0			7,200
<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 7,200)		7,200	648	6,552

FLV	GAS-PIPING PER TANK	0x0x0			3,200
<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 3,200)		3,200	288	2,912

FLV	GAS-PUMPS PER TABK	0x0x0			6,800
<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 6,800)		6,800	612	6,188

FLV	GAS-LEAKAGE MONITOR PER TANK	0x0x0			18,800
<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 18,800)		18,800	1,692	17,108

FLV	TANKS-UNDERGROUND 20,000 GAL(4)	0x0x0			176,200
<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 176,200)		176,200	15,858	160,342



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FLV	LIGHTS-MERC VAPOR (26)	0x0x0			28,600
<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 28,600)		28,600	2,574	26,026

FLV	LIGHT POLES 14@12'	0x0x0			11,760
<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 11,760)		11,760	1,058	10,702

FLV	LIGHT POLE 2@24'	0x0x0			3,360
<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 3,360)		3,360	302	3,058

FLV	SIGN DFPI 6X6	0x0x0			6,480
<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 6,480)		6,480	583	5,897

FLV	SIGN DFPI 6X6	0x0x0			6,480
<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 6,480)		6,480	583	5,897

FLV	SIGN SFPI 4X4	0x0x0			4,160
<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 4,160)		4,160	374	3,786

FLV	SIGN SFPI 4X4	0x0x0			4,160
<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 4,160)		4,160	374	3,786



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FLV	SIGN SFPI 3X8	0x0x0			3,000
<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 3,000)		3,000	270	2,730

FLV	SIGN PLE 12" 1@26'	0x0x0			3,575
<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 3,575)		3,575	322	3,253

<b>Total Site Improvement Value</b>	<b>770,574</b>
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