



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:59:35
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660093908 Parcel ID 000000-00-0-80239-001-0001 Cadastral ID 11-20-15-05000 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 314856 SS REALTY LLC 132 SHEPPARD AVE WEST STE 100 TORONTO ONTARIO M2N 1M5 CANADA					<p>660093908 10/02/25</p> <p>660093908_001.JPG 10/16/2025</p>																																																																																																																				
Parcel Location Situs 26083 DOLLAR DR Subdivision DG VERDIGRIS Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.23366345 -95.68913380					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1		
Non-Ag Acres	1.284		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	55,951.00 x 1.08 =	60,646	
Factor Value	0		
Adjustments	200%		
Lot Value	121,292		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1105907
Total Building Area	9,100	Image Date	10/16/2025
Total Base Value	1,131,676	Name	001.JPG
Modifier Value		Description	660093908_001.JPG
Misc Improvements			
Replacement Cost New	1,131,676		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	973,241		
Economic Depreciation			
RCNLD (All Sources)	973,241		
Depreciated Improvements			
Outbuilding Value	79,076		
Total Improvement Value	1,052,317		
Land Value	121,292		
Cost Approach Value	1,173,609	128.97/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	79,076
Miscellaneous Income		Land Value	121,292
Effective Gross Income (EGI)		Total Appraised Value	1,173,609 128.97/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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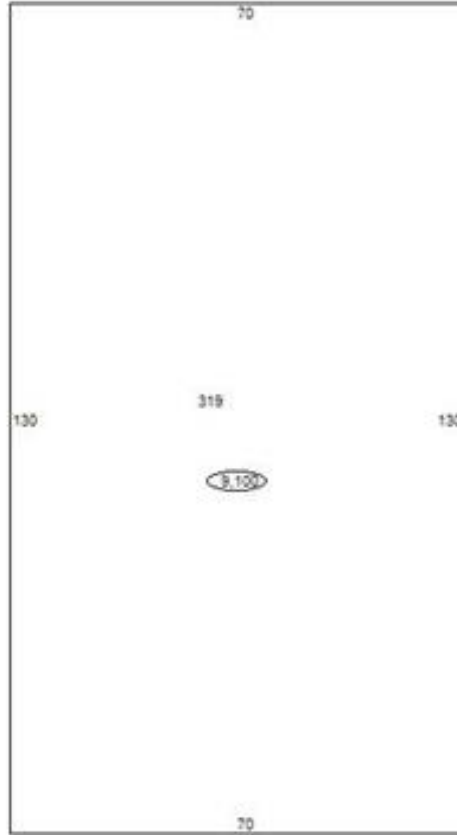
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Sketch Image

660093908



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	319		25	319	9,100	1.000	9,100
Total Building Area						9,100		9,100



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Account 660093908
Parcel ID 000000-00-0-80239-001-0001
Cadastral ID 11-20-15-05000

Tax Area Code 80
Property Class UCP
Owners Name SS REALTY LLC

Building Data

Building ID 2745
Building Sequence 1
Occupancy 1 319 Discount Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,100
Average Perimeter 400
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2012
Effective Age 7
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
Heating/Cooling 7 - Package Unit
Roof Type Flat
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 IMG_0018.JPG
Image Date 4/16/2021
Image Name IMG_0018.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 64.06
Wall Cost 43.17
HVAC Cost 17.13
Basement Cost 0.00
Total Base Cost 124.36
Total Area 9,100
Base RCN 1,131,676
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,131,676
Physical Depreciation 14%
Functional Depreciation
Total Depreciation 14% (158,435)
Total RCNLD 973,241
Lump Sums
Total Building Value 973,241 \$ 106.95 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		16,867
Qual	5	Cond 5	Year 2015	Eff Age 3		
		Sprinklers	Sprinkled Area			
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.80 x 16,867)				64,095	15,383	48,712
PACN		Paving - Concrete	0x0x0	Concrete		4,626
Qual	4	Cond 4	Year 2012	Eff Age 6		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 4,626)				25,628	8,201	17,427
CSGN		Commercial Sign	0x0x0	Concrete		1
Qual	3	Cond 3	Year 2012	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 1)				1		1
EXLT		Exterior Lighting	0x0x0			6
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1,293.60 x 6)				7,762		7,762
EXLT		Exterior Lighting	0x0x0			4
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1,293.60 x 4)				5,174		5,174
Total Site Improvement Value						79,076