



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:13:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660093999 Parcel ID 000000-00-0-30014-001-0004 Cadastral ID 36-24-17-01233 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 29 - CHELSEA OT Name ID 337475 GREEN SCIENCE EXTRACTS LLC 6055 S INDUSTRIAL DR CHELSEA OK 74016-0000 Parcel Location Situs 06055 S INDUSTRIAL DR Subdivision CHELSEA IND/BUS PK Lot/Block 0004 / 0001 Parcel Size 1.58 - Acres Sec/Twn/Rng 36 / 24 / 17 / 5 Neighborhood 30014 - CHELSEA INDUSTRIAL BUS PARK School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.52168663 -95.44594225																																																																																																																									
NW PT LOT 4 BLOCK 1 CHELSEA INDUSTRIAL/BUSINESS PARK, FURTHER DESC AS BEG NW/C SD LOT 4; S89-47-58E ALG N/L 369'; S00-12-02W PAR W/L 211.18'; N82-15-44W 372.22' TO W/L LOT 4; N00 12-02E ALG W/L 162.36' TO POB.					Building Permits																																																																																																																				
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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	1.582			
Non-Ag Acres	1.441			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1904 CHELSEA INDUST. SF			
Value Method	Square-Foot			
Base Lot Value	62,786.00 x .05 =			3,139
Factor Value	0			
Adjustments	159.29%			
Lot Value	5,000			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1022420	
Total Building Area	4,000	Image Date	5/2/2023	
Total Base Value	290,913	Name	IMG_0001.JPG	
Modifier Value		Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2023-5-1\IMG_0001.JPG	
Misc Improvements				
Replacement Cost New	290,913			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	285,675			
Economic Depreciation				
RCNLD (All Sources)	285,675			
Depreciated Improvements				
Outbuilding Value				
Total Improvement Value	285,675			
Land Value	5,000			
Cost Approach Value	290,675	72.67/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value		
Miscellaneous Income		Land Value	5,000	
Effective Gross Income (EGI)		Total Appraised Value	290,675 72.67/SqFt	
Total Expenses				
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



Rogers

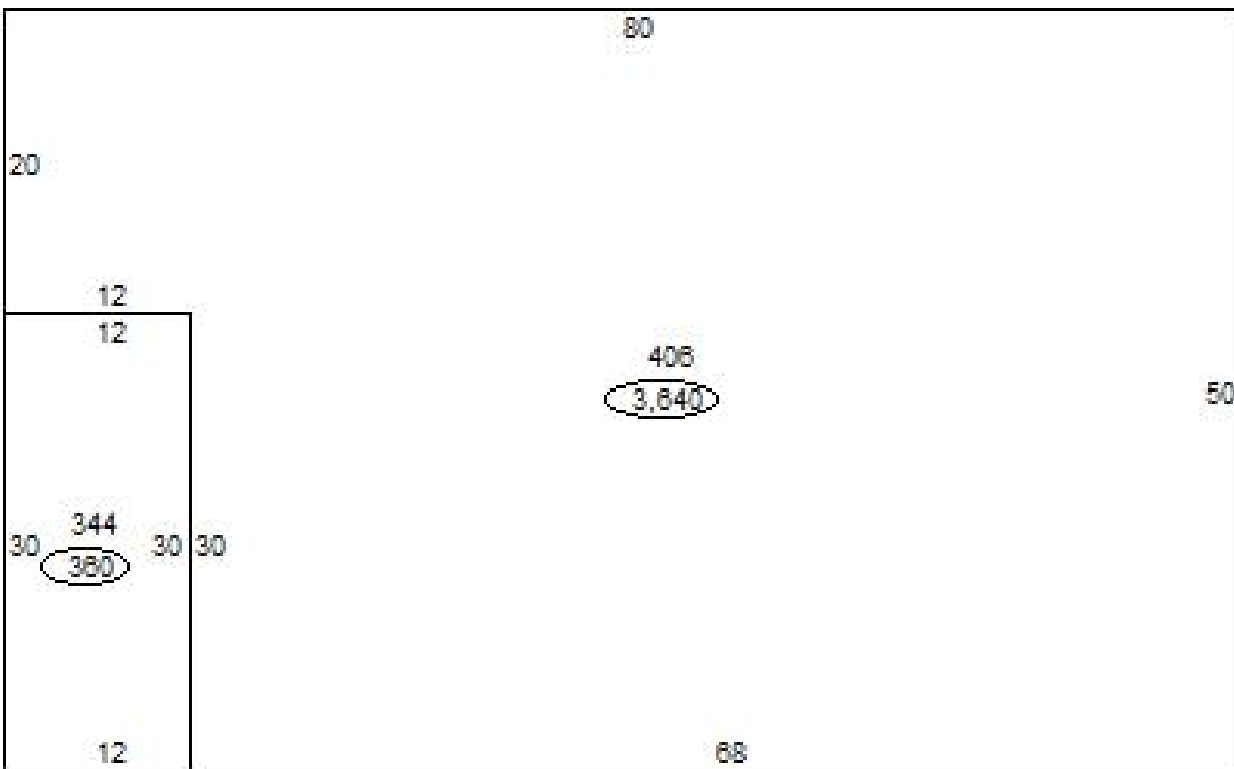
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Sketch Image

660093999



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	406	3,640	1.000	3,640
2	C	344		20	344	360	1.000	360
Total Building Area						4,000		4,000



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Account 660093999
Parcel ID 000000-00-0-30014-001-0004
Cadastral ID 36-24-17-01233

Tax Area Code 29
Property Class UCP
Owners Name GREEN SCIENCE EXTRACTS LLC

Building Data

Building ID 5008
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 360
Average Perimeter 84
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2023
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
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_0001.JPG
Image Date 5/2/2023
Image Name IMG_0001.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2023-51\IMG_0001.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 119.82
Wall Cost 41.26
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 161.08
Total Area 360
Base RCN 57,989
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 57,989
Physical Depreciation 1%
Functional Depreciation
Total Depreciation 1% (580)
Total RCNLD 57,409
Lump Sums
Total Building Value 57,409 \$ 159.47 Per SqFt



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Account 660093999
Parcel ID 000000-00-0-30014-001-0004
Cadastral ID 36-24-17-01233

Tax Area Code 29
Property Class UCP
Owners Name GREEN SCIENCE EXTRACTS LLC

Building Data

Building ID 5009
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,640
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2023
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
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_0001.JPG
Image Date 5/2/2023
Image Name IMG_0001.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2023-5
1\IMG_0001.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 48.53
Wall Cost 15.46
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 63.99
Total Area 3,640
Base RCN 232,924
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 232,924
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (4,658)
Total RCNLD 228,266
Lump Sums
Total Building Value 228,266 \$ 62.71 Per SqFt