



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:16:04  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660094025 <b>Parcel ID</b> 24N16E-23-1-00000-000-0000 <b>Cadastral ID</b> 23-24-16-00130 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 2 <b>Tax Area</b> 14 - CHELSEA RURAL <b>Name ID</b> 329163 KINZER, KERMIT DEAN REVOCABLE TRUST C/O PHILLIP BIBLE 4002 S 4180 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 04002 S 4180 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 23 / 24 / 16 / 1 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S003 - CHELSEA SCHOOLS					<p style="text-align: right;">4/2/2024</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.55306088 -95.56175167 E2 NE NE NE. ALSO INCLUDES SHOP LOCATED BEHIND STORE EST 3,000 SQ FT ADDRESS 4004 S 4180 RD.																																																																																																																									
<b>Exemptions</b>					<b>Building Permits</b>																																																																																																																				
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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	3			
Non-Ag Acres	3			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	130,680.00 x .70 =			91,476
Factor Value	0			
Adjustments	60%			
Lot Value	54,886			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1038128	
Total Building Area	5,070	Image Date	4/2/2024	
Total Base Value	335,632	Name	003.JPG	
Modifier Value		Description		
Misc Improvements				
Replacement Cost New	335,632			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	152,682			
Economic Depreciation				
RCNLD (All Sources)	152,682			
Depreciated Improvements				
Outbuilding Value	3,709			
Total Improvement Value	156,391			
Land Value	54,886			
Cost Approach Value	211,277	41.67/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	3,709	
Miscellaneous Income		Land Value	54,886	
Effective Gross Income (EGI)		Total Appraised Value	211,714	
Total Expenses			41.76/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



# Rogers

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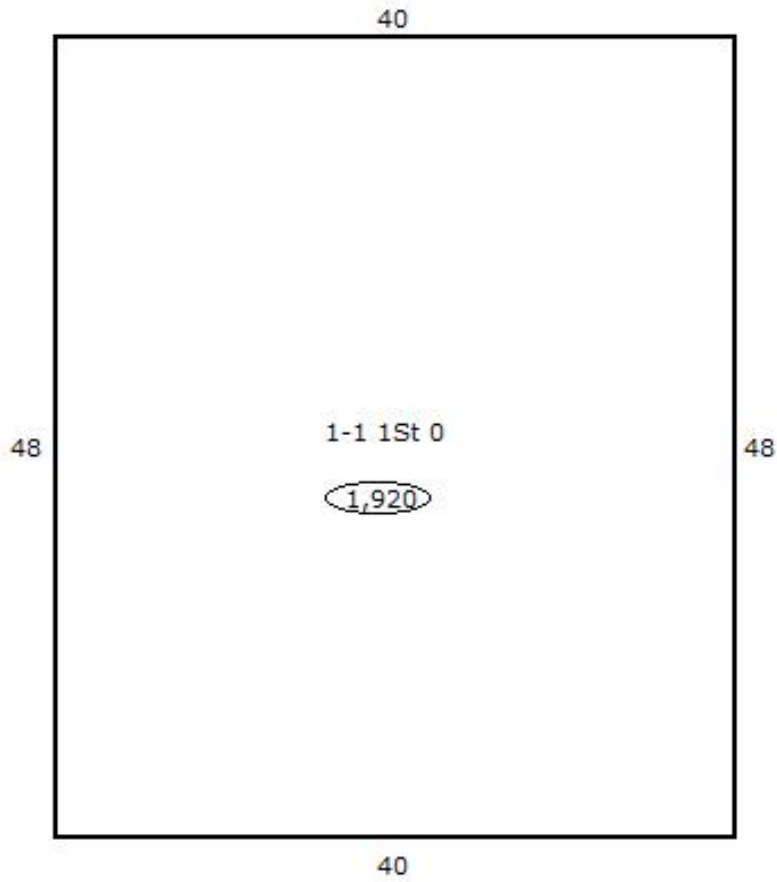
Date 04/18/2026

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Sketch Image

660094025



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	1-1 1St 0	1,920	1.000	1,920
<b>Total Building Area</b>						1,920		1,920



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Account 660094025  
Parcel ID 24N16E-23-1-00000-000-0000  
Cadastral ID 23-24-16-00130

Tax Area Code 14  
Property Class RC  
Owners Name KINZER, KERMIT DEAN

### Building Data

Building ID 4058  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,680  
Average Perimeter 160  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1950  
Effective Age 49  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 116 - Single Metal on Steel Frame  
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 001.JPG  
Image Date 4/2/2024  
Image Name 001.JPG  
Description 660094025\_001.JPG

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 43.10  
Wall Cost 18.56  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 61.66  
Total Area 1,680  
Base RCN 103,589  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 103,589  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (82,871)  
Total RCNLD 20,718  
Lump Sums  
Total Building Value 20,718 \$ 12.33 Per SqFt



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Account 660094025  
Parcel ID 24N16E-23-1-00000-000-0000  
Cadastral ID 23-24-16-00130

Tax Area Code 14  
Property Class RC  
Owners Name KINZER, KERMIT DEAN

### Building Data

Building ID 1789  
Building Sequence 2  
Occupancy 1 531 Mini-Mart Convenience Store 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,920  
Average Perimeter 176  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 2000  
Effective Age 13  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 70.79  
Wall Cost 23.48  
HVAC Cost 17.13  
Basement Cost 0.00  
Total Base Cost 111.40  
Total Area 1,920  
Base RCN 213,888  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 213,888  
Physical Depreciation 40%  
Functional Depreciation  
Total Depreciation 40% (85,555)  
Total RCNLD 128,333  
Lump Sums  
Total Building Value 128,333 \$ 66.84 Per SqFt



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Account 660094025  
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Cadastral ID 23-24-16-00130

Tax Area Code 14  
Property Class RC  
Owners Name KINZER, KERMIT DEAN

### Building Data

Building ID 4057  
Building Sequence 3  
Occupancy 1 478 Farm Implement Shed 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,470  
Average Perimeter 160  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2000  
Effective Age 17  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 116 - Single Metal on Steel Frame  
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 003.JPG  
Image Date 4/2/2024  
Image Name 003.JPG  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 10.87  
Wall Cost 1.48  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 12.35  
Total Area 1,470  
Base RCN 18,155  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 18,155  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (14,524)  
Total RCNLD 3,631  
Lump Sums  
Total Building Value 3,631 \$ 2.47 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			768
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (4.83 x 768)				3,709		3,709
Total Site Improvement Value						3,709



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### Agland Inventory

660094025

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			2.000	218	218	437	437
<b>IMP PST Totals</b>						2.000			437	437
<b>Total Agland</b>						2.000			437	437