



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:29:35
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Assessment Data					Primary Image																																																																																																																				
Account 660095272 Parcel ID 000000-00-0-80001-001-0001 Cadastral ID 11-20-15-01330 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 309167 NORTHERN LAND INVESTMENTS LLC & KKCK DEFENSE, LLC UNDIVIDED 1/2 INTEREST EACH PO BOX 4 COLLINSVILLE OK 74021-0000																																																																																																																									
Parcel Location Situs 26053 DOLLAR DR Subdivision SONIC AT 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: 36.23404844 -95.68883723 SONIC VERDIGRIS LOT 1 BLOCK 1 S67-30-14E 308.87' TO SELY/C DG; N22-29-46E 125';N67-30-14W 233.41' TO POB.					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>VERD C13-07</td> <td>NEW SONIC OF VERDIGRIS</td> <td>11/2013</td> <td>01/2019</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	VERD C13-07	NEW SONIC OF VERDIGRIS	11/2013	01/2019																																																																																																							
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.778		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	33,893.00 x 1.25 = 42,366		
Factor Value	0		
Adjustments			
Lot Value	42,366		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1105909
Total Building Area	1,481	Image Date	10/16/2025
Total Base Value	301,754	Name	001.JPG
Modifier Value		Description	660095272_001.JPG
Misc Improvements			
Replacement Cost New	301,754		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	259,508		
Economic Depreciation			
RCNLD (All Sources)	259,508		
Depreciated Improvements			
Outbuilding Value	244,433		
Total Improvement Value	503,941		
Land Value	42,366		
Cost Approach Value	546,307	368.88/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	244,433
Miscellaneous Income		Land Value	42,366
Effective Gross Income (EGI)		Total Appraised Value	546,307
Total Expenses			368.88/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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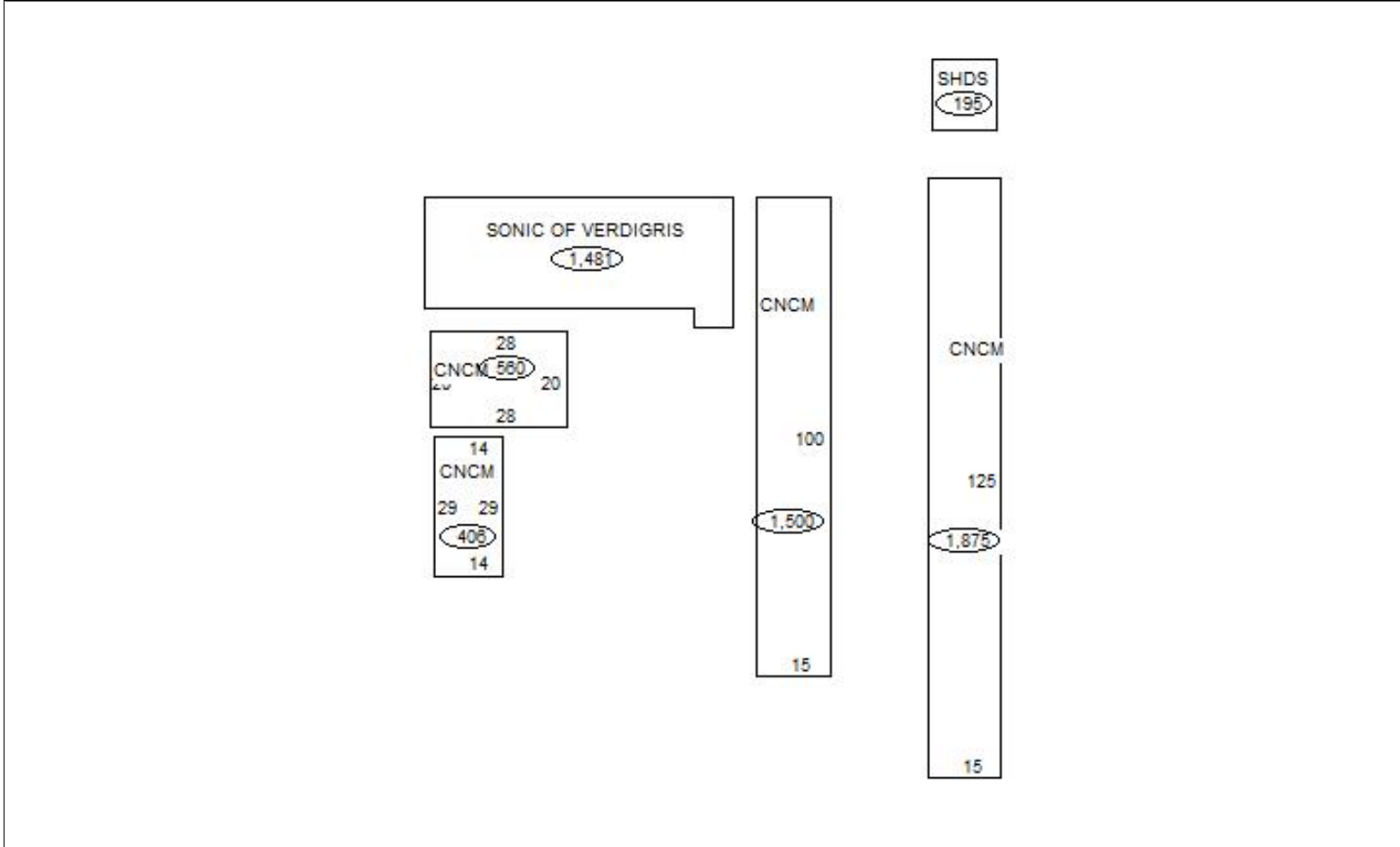
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Sketch Image

660095272



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	349		40	SONIC OF VERDIGRIS	1,481	1.000	1,481
2	O	CNCM		40	CNCM	1,875	1.000	1,875
3	O	CNCM		40	CNCM	1,500	1.000	1,500
4	O	CNCM		40	CNCM	406	1.000	406
5	O	SHDS		40	SHDS	195	1.000	195
6	O	CNCM		40	CNCM	560	1.000	560
Total Building Area						1,481		1,481



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Parcel ID 000000-00-0-80001-001-0001
Cadastral ID 11-20-15-01330

Tax Area Code 80
Property Class UCP
Owners Name NORTHERN LAND INVESTMENTS LLC &

Building Data

Building ID 2955
Building Sequence 1
Occupancy 1 349 Fast Food Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,481
Average Perimeter 180
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2013
Effective Age 7
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
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_0011.JPG
Image Date 4/16/2021
Image Name IMG_0011.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 108.64
Wall Cost 63.41
HVAC Cost 31.70
Basement Cost 0.00
Total Base Cost 203.75
Total Area 1,481
Base RCN 301,754
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 301,754
Physical Depreciation 14%
Functional Depreciation
Total Depreciation 14% (42,246)
Total RCNLD 259,508
Lump Sums
Total Building Value 259,508 \$ 175.22 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0	Concrete		24,348
	Qual 4	Cond 4	Year 2020	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.54 x 24,348)			134,888	13,489		121,399
	CNCM	CAR WASH - CANOPY	125x15x12	Concrete	Formed Metal	1,875
	Qual 3	Cond 3	Year 2013	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (30.38 x 1,875)			56,963	5,696		51,267
	CSGN	Commercial Sign	24x40x0	Concrete		960
	Qual 5	Cond 5	Year 2013	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 960)			960			960
	CNCM	Canopy - Commercial	100x15x12	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2013	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (30.38 x 1,500)			45,570	4,557		41,013
	CNCM	Canopy - Commercial	28x14x12	Concrete	Formed Metal	406
	Qual 3	Cond 3	Year 2013	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (30.38 x 406)			12,334	1,233		11,101
	SHDS	Shed - Small	14x16x8	Concrete	Composition Shingle	195
	Qual 3	Cond 3	Year 2013	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (29.89 x 195)			5,829	2,448		3,381
	CNCM	Canopy - Commercial	28x14x12	Concrete	Formed Metal	560
	Qual 3	Cond 3	Year 2013	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (30.38 x 560)			17,013	1,701		15,312
Total Site Improvement Value						244,433