



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:56:07
Page 1

Assessment Data					Primary Image																																																																																																				
Account 660097325 Parcel ID 000000-00-0-00690-001-0001 Cadastral ID 09-19-16-00910 Property Type REAL - Real Property Property Class RC VI Area 3 Tax Area 2 - INOLA RURAL Name ID 349015 AIR TIME HOLDINGS LLC 16728 S HARVARD AVE BIXBY OK 74008-0000 Parcel Location Situs 12900 E 600 RD Subdivision RIVERBEND ARENA Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 19 / 16 / 1 Neighborhood 5001 - TASC 2016 School District S005 - INOLA SCHOOLS																																																																																																									
Legal Description Lot/Long: 36.14748339 -95.60423286										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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																						
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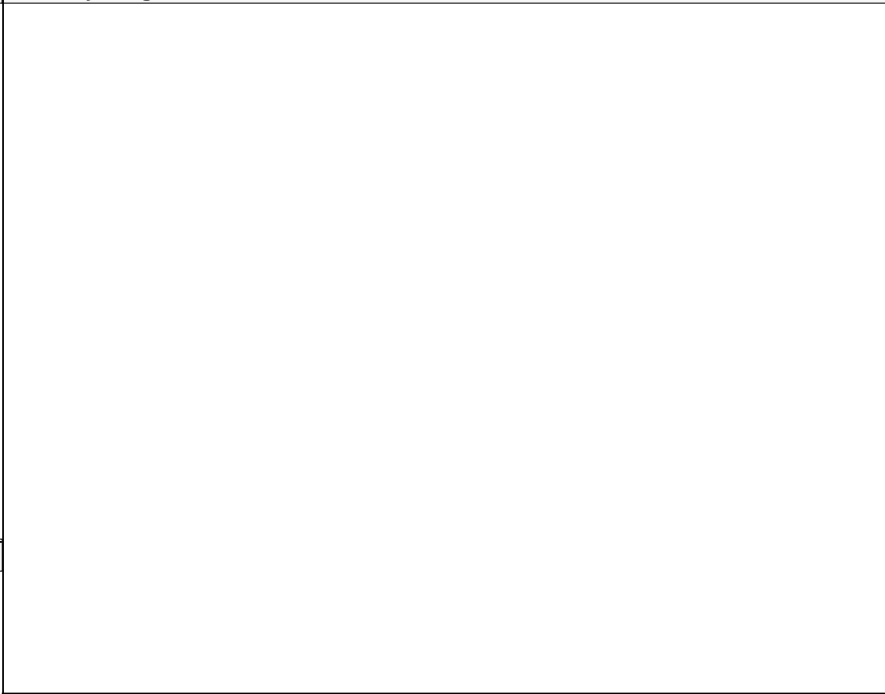


Rogers

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Date 04/18/2026
 Time 08:56:07
 Page 2

Lot Data	Primary Image	
<p>Lot Size 660 x 330</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 217,800.00 x .56 = 121,968</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 121,968</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area 115,480</p> <p>Total Base Value 9,095,205</p> <p>Modifier Value</p> <p>Misc Improvements 148,245</p> <p>Replacement Cost New 9,243,450</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 4,344,421</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 4,344,421</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 321,260</p> <p>Total Improvement Value 4,665,681</p> <p>Land Value 121,968</p> <p>Cost Approach Value 4,787,649 41.46/SqFt</p>	<p>Image ID 971487</p> <p>Image Date 8/11/2021</p> <p>Name IMG_0009.JPG</p> <p>Description V22</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Correlated Value</p> <p>Total Improvement Value 321,260</p> <p>Land Value 121,968</p> <p>Total Appraised Value 1,600,916 13.86/SqFt</p>	



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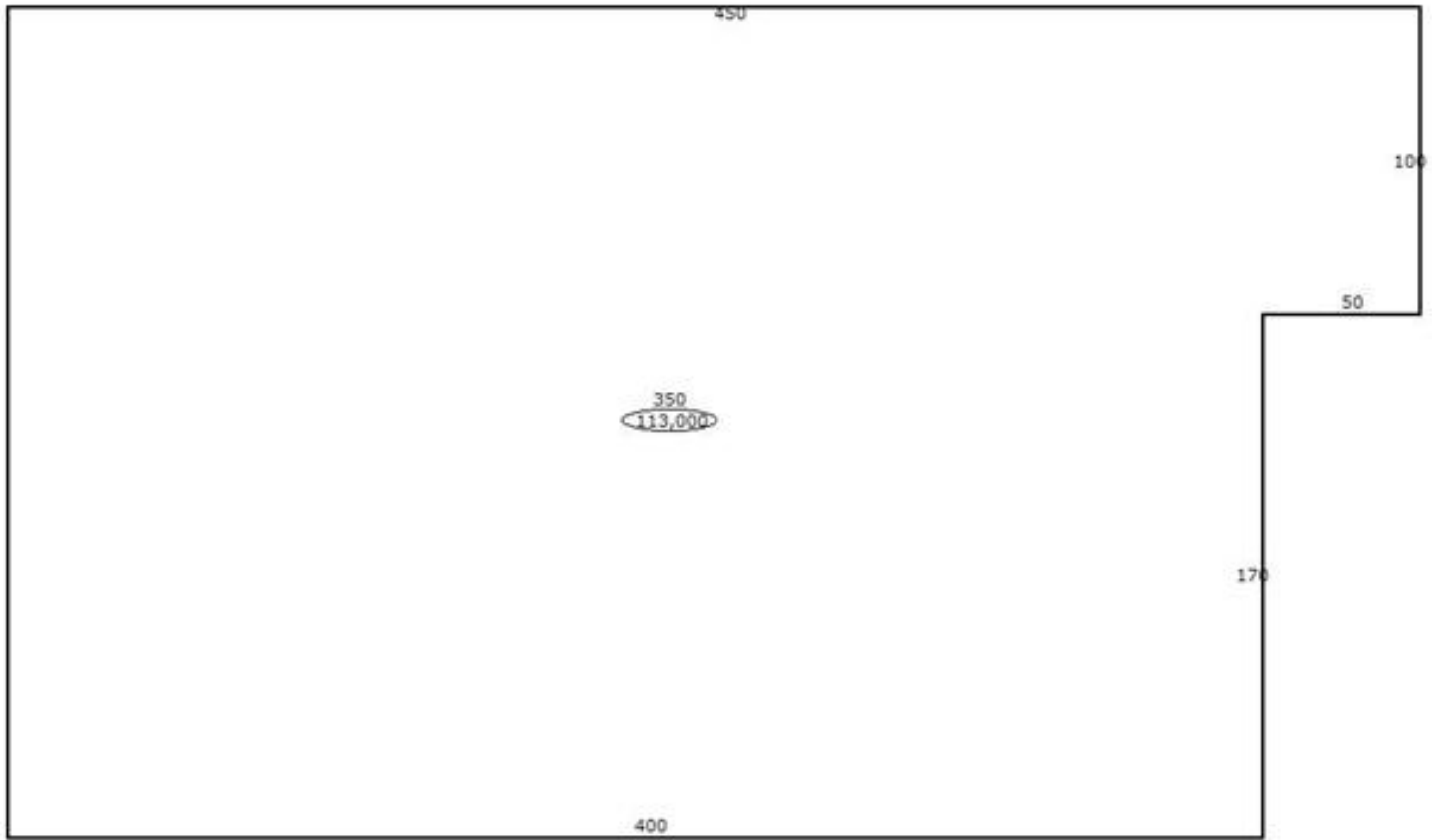
Date 04/18/2026

Time 08:56:07

Page 3

Sketch Image

660097325



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	428		50	428	115,480	1.000	115,480
2	M	PRCH		50	PRCH	288	1.000	288
3	M	PRCH		50	PRCH	580	1.000	580
4	M	PRCH		50	PRCH	384	1.000	384
5	O	UTIL		50	UTIL	500	1.000	500
6	O	STAB		50	STAB	15,000	1.000	15,000
7	O	EQSL		50	EQSL	144	1.000	144
8	O	ASC		50	ASC	64	1.000	64
Total Building Area						115,480		115,480



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 Time 08:56:07
 Page 4

Account	660097325	Tax Area Code	2
Parcel ID	000000-00-0-00690-001-0001	Property Class	RC
Cadastral ID	09-19-16-00910	Owners Name	AIR TIME HOLDINGS LLC

Building Data	Building Image
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<p>Building ID 3998 Building Sequence 1 Occupancy 1 428 Horse Arena 100% Occupancy 2 Occupancy 3 Total Floor Area 115,480 Average Perimeter 1,480 Number Of Storys 1.00 Average Wall Ht 30.00 Year Built 2015 Effective Age 6 Construction Class 7 - Pre-Engineered Steel Frame Quality 2 - Fair Condition 3 - Average Exterior Wall 116 - Single Metal on Steel Frame Heating/Cooling 15 - No HVAC Roof Type Gable Roof Cover Metal</p> <p>Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2</p>	<p>Image Information</p> <p>Image Name Image Date Image Name Description</p>
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Cost Calculations	
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<p>Appraisal Zone 3 Zone Description Base Cost 71.69 Wall Cost 7.07 HVAC Cost 0.00 Basement Cost 0.00 Total Base Cost 78.76 Total Area 115,480 Base RCN 9,095,205 Misc Impr Value 148,245</p>	<p>Manual Date 01/2025 Base Year 2026 Modifier Value Total Replacement Cost 9,243,450 Physical Depreciation 5.5% Functional Depreciation 50% Total Depreciation 53% (4,899,029) Total RCNLD 4,344,421 Lump Sums Total Building Value 4,344,421 \$ 37.62 Per SqFt</p>
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Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value

Code	Description	Year	Size	Units	Unit Cost	Depr	Value	
PRCH	Porch		24x12	288	127.34		36,674	
PRCH	Porch		58x10	580	111.79		64,838	
PRCH	Porch		24x16	384	121.70		46,733	
Total Misc Improvement								148,245



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Date 04/18/2026

Time 08:56:07

Page 5

660097325

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	50x10x14	Concrete	Formed Metal	500	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (31.34 x 500)			15,670	2,351	13,319	
STAB	Horse Stable	250x60x14	Dirt	Formed Metal	15,000	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (24.77 x 15,000)			371,550	70,595	300,955	
ASC	Awning/Shelter/Carport	8x8x10	Dirt	Formed Metal	64	
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (4.45 x 64)			285	94	191	
EQSL	Equipment Shelter	12x12x8	Concrete	Formed Metal	144	
Qual	4	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (29.43 x 144)			4,238	2,077	2,161	
FLV	MTL OUT BLDG	40x30x0			5,052	
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (1.00 x 5,052)			5,052	1,010	4,042	
FLV	OUT BLDG FRAME	12x12x0			740	
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (1.00 x 740)			740	148	592	
Total Site Improvement Value					321,260	



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Time 08:56:07
Page 6

Agland Inventory

660097325

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			5.020	182	182	916	916
NTV PST Totals						5.020			916	916
Total Agland						5.020			916	916