



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																				
Account 660100676 Parcel ID 000517-0001-001-0-000-00 Cadastral ID 03-21-14-00556 Property Type REAL - Real Property Property Class RCP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 322579 MITCHELL INVESTMENT PROPERTIES LLC 12921 S 4060 RD OOLOGAH OK 74053-0000 Parcel Location Situs 14705 E 116TH ST N Subdivision MITCHELL INVESTMENT PROPERTIES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 5001 - TASC 2016 School District S021 - OWASSO SCHOOLS					<p>660100676_001.JPG 1/24/2026</p>																																																																																				
Legal Description Lat/Long: 36.32281473 -95.80969930 LOT 1 BLOCK 1 MITCHELL INVESTMENT PROPERTIES																																																																																									
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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable 1 Non-Ag Acres Topography Street Access Utilities Amenities Value Model 1835 COMM Value Method Square-Foot Base Lot Value 43,560.00 x 1.25 = 54,450 Factor Value 0 Adjustments Lot Value 54,450	<div style="border: 1px solid black; padding: 5px;"> Image Information Image ID 1134964 Image Date 1/24/2026 Name 001.JPG Description 660100676_001.JPG </div>
Cost Approach Manual Date 01/2025 Total Building Area 7,850 Total Base Value 638,542 Modifier Value Misc Improvements 4,757 Replacement Cost New 643,299 Phys/Func Depreciation Loss () RCN Less Phys/Func 581,651 Economic Depreciation RCNLD (All Sources) 581,651 Depreciated Improvements Outbuilding Value 2,000 Total Improvement Value 583,651 Land Value 54,450 Cost Approach Value 638,101 81.29/SqFt	
Income Approach Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	



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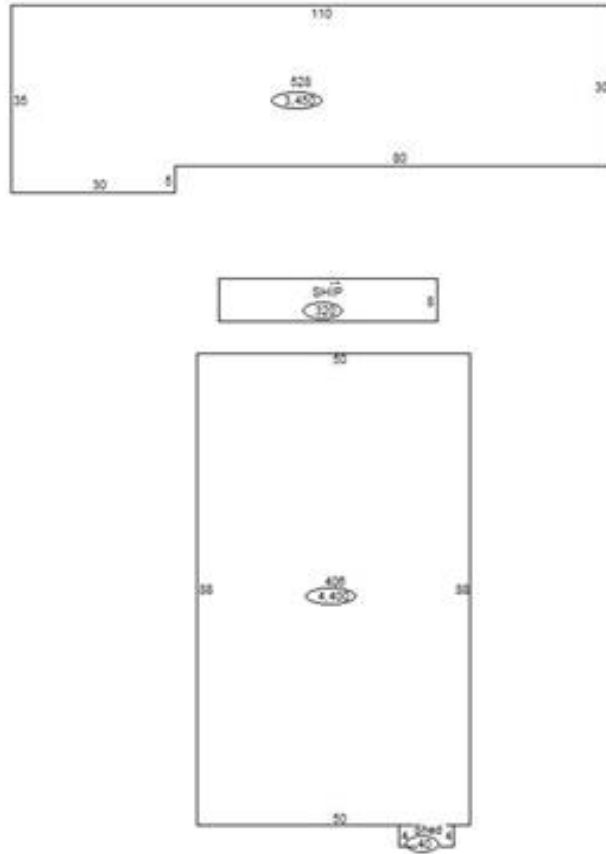
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		25	406	4,400	1.000	4,400
2	M	SHDS		25	Shed	40	1.000	40
3	C	528		25	528	3,450	1.000	3,450
4	O	SHIP		25	SHIP	320	1.000	320
Total Building Area						7,850		7,850



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Account 660100676
Parcel ID 000517-0001-001-0-000-00
Cadastral ID 03-21-14-00556

Tax Area Code 16
Property Class RCP
Owners Name MITCHELL INVESTMENT PROPERTIES LLC

Building Data

Building ID 5310
Building Sequence 1
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,450
Average Perimeter 290
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2025
Effective Age 1
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Shed
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 4
Zone Description
Base Cost 56.97
Wall Cost 21.53
HVAC Cost 13.70
Basement Cost 0.00
Total Base Cost 92.20
Total Area 3,450
Base RCN 318,090
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 318,090
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (6,362)
Total RCNLD 311,728
Lump Sums
Total Building Value 311,728 \$ 90.36 Per SqFt



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Account 660100676
 Parcel ID 000517-0001-001-0-000-00
 Cadastral ID 03-21-14-00556

Tax Area Code 16
 Property Class RCP
 Owners Name MITCHELL INVESTMENT PROPERTIES LLC

Building Data

Building ID 4286
 Building Sequence 2
 Occupancy 1 406 Storage Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 4,400
 Average Perimeter 276
 Number Of Storys 1.00
 Average Wall Ht 20.00
 Year Built 2003
 Effective Age 12
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 2.5 - Fair
 Condition 3 - Average
 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 IMG_0009.JPG
 Image Date 5/31/2022
 Image Name IMG_0009.JPG
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Cost Calculations

Appraisal Zone 4
 Zone Description
 Base Cost 45.55
 Wall Cost 24.72
 HVAC Cost 2.56
 Basement Cost 0.00
 Total Base Cost 72.83
 Total Area 4,400
 Base RCN 320,452
 Misc Impr Value 4,757

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 325,209
 Physical Depreciation 17%
 Functional Depreciation
 Total Depreciation 17% (55,286)
 Total RCNLD 269,923
 Lump Sums
 Total Building Value 269,923 \$ 61.35 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	Paving - Concrete		40X18	720	4.58		3,298
SHDS	Shed - Small		10x4	40	36.48		1,459
Total Misc Improvement							4,757

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Warmed and Cooled Air	Area/Percent	20%		11,273
Total Modifier Value					11,273



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	40x8x8			320
	Qual	Cond	Year	Eff Age		
	0	0	0	0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 320)				2,000		2,000
Total Site Improvement Value						2,000