



# 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	660102443								
Parcel ID	21N14E-03-3-00000-001-0000								
Cadastral ID	03-21-14-00512								
Property Type	REAL - Real Property								
Property Class	RC	VI Area	4						
Tax Area	16 - OWASSO/COLL FIRE								
Name ID	282099								
CHAMPIONS INVESTMENT GROUP LLC									
10025 E 136TH ST N COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	14539 E 116TH ST N								
Subdivision									
Lot/Block	/	Parcel Size	1.55 - Acres						
Sec/Twn/Rng	3 / 21 / 14 / 3								
Neighborhood	5001 - TASC 2016								
School District	S021 - OWASSO SCHOOLS								
Legal Description				Building Permits					
Lat/Long: 36.32271040 -95.81179556				\\tsclient\TCASEY\CASEY BOOTH COMMERCIAL VI\2022-5-26\I 5/31/2022					
S 350' W 250' SW SW SW LESS S 33' & LESS SLY STRIP DEED TO ODOT 1710-205				Number	Description	Opened	Closed	Amount	
				R20	R21-POSS NEW COMM. BUILDING	09/2020	10/2020		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CHAMPIONS INVESTMENT GROUP LL	11/26/2018	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2004	Land Value	66,429	53,157	11%	5,847	Assessed	6,037	591.38
Year Frozen		Improvements	11,306	1,726		190	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	77,735	54,883		6,037	Total Taxable	6,037	591.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660102443	CHAMPIONS INVESTMENT GROUP LLC			16	75,400	0	5,750	563.00
2024	2024-660102443	CHAMPIONS INVESTMENT GROUP LLC			16	75,400	0	5,476	526.00
2023	2023-660102443	CHAMPIONS INVESTMENT GROUP LLC			16	76,178	0	5,215	489.00
2022	2022-660102443	CHAMPIONS INVESTMENT GROUP LLC			16	75,803	0	4,967	487.00
2021	2021-660102443	CHAMPIONS INVESTMENT GROUP LLC			16	74,903	0	4,731	458.00
2020	2020-660102443	CHAMPIONS INVESTMENT GROUP LLC			16	66,429	0	3,617	349.00
2019	2019-660102443	CHAMPIONS INVESTMENT GROUP LLC			16	66,429	0	3,445	333.00



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 1.55</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 67,518.00 x .98 = 66,429</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 66,429</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 11,306</p> <p>Total Improvement Value 11,306</p> <p>Land Value 66,429</p> <p>Cost Approach Value 77,735</p>	<p>Image ID 1000157</p> <p>Image Date 5/31/2022</p> <p>Name IMG_0006.JPG</p> <p>Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-5 26\IMG_0006.JPG</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 11,306</p> <p>Land Value 66,429</p> <p>Total Appraised Value 77,735</p>	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PFS	PORTABLE FRAME STRUCTURE	24x14x8	Paved-Asphalt		336		
	Qual	3	Cond	3	Year	2020	Eff Age	5
	Warm & Cooled Air		Total Area		336		2,372	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (35.00 x 336)		2,372		14,132	2,826	11,306		
<b>Total Site Improvement Value</b>						<b>11,306</b>		