




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																																																		
<b>Account</b> 660109410 <b>Parcel ID</b> 000000-00-0-30010-063-0017 <b>Cadastral ID</b> 30-24-18-04991 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 2 <b>Tax Area</b> 29 - CHELSEA OT <b>Name ID</b> 347024 ELL PROPERTIES LLC  10311 S 4220 RD CHELSEA OK 74016-0000  <b>Parcel Location</b> <b>Situs</b> 00800 WALNUT ST <b>Subdivision</b> CHELSEA O T <b>Lot/Block</b> 0017 / 0063 <b>Parcel Size</b> 1.45 - Lots <b>Sec/Twn/Rng</b> 30 / 24 / 18 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S003 - CHELSEA SCHOOLS				 <p>\\tsclient\C\TOMS PC PICS\2020-03-03\IMG_0020.JPG 3/4/2020</p>																																																		
<b>Legal Description</b> Lat/Long: 36.51428935 -95.37730222 ALL OF LOT 17 & N 15' OF LOT 16 BLOCK 63 CHELSEA O T LESS TRACT DESC 2024-011126 AS BEING PART OF LOT 16 & 17 BLOCK 63 CHELSEA OT DESC AS BEG NW/C LOT 16; SLY 15'; SELY 30'; N34.09E 15'; NWLY 20'; N34.09E 35.3'; N22.51W 10'; SWLY 35.3' TO POB																																																						
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Code	Type	Active	Maximum	Exemption						<b>Building Permits</b> <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>C CHEL S24</td> <td>COMMERCIAL ALTERATION S25 SPLIT</td> <td>02/2026</td> <td>09/2024</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	C CHEL S24	COMMERCIAL ALTERATION S25 SPLIT	02/2026	09/2024																										
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	17,620.00 x 1.25 = 22,025		
Factor Value	0		
Adjustments	297.21%		
Lot Value	65,461		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	924248
Total Building Area	2,483	Image Date	3/4/2020
Total Base Value	256,568	Name	IMG_0020.JPG
Modifier Value		Description	\\tsclient\C\TOMS PC PICS\2020-03-03\IMG_0020.JPG
Misc Improvements			
Replacement Cost New	256,568		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	51,314		
Economic Depreciation			
RCNLD (All Sources)	51,314		
Depreciated Improvements			
Outbuilding Value	3,226		
Total Improvement Value	54,540		
Land Value	65,461		
Cost Approach Value	120,001 48.33/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	3,226
Miscellaneous Income		Land Value	65,461
Effective Gross Income (EGI)		Total Appraised Value	120,001 48.33/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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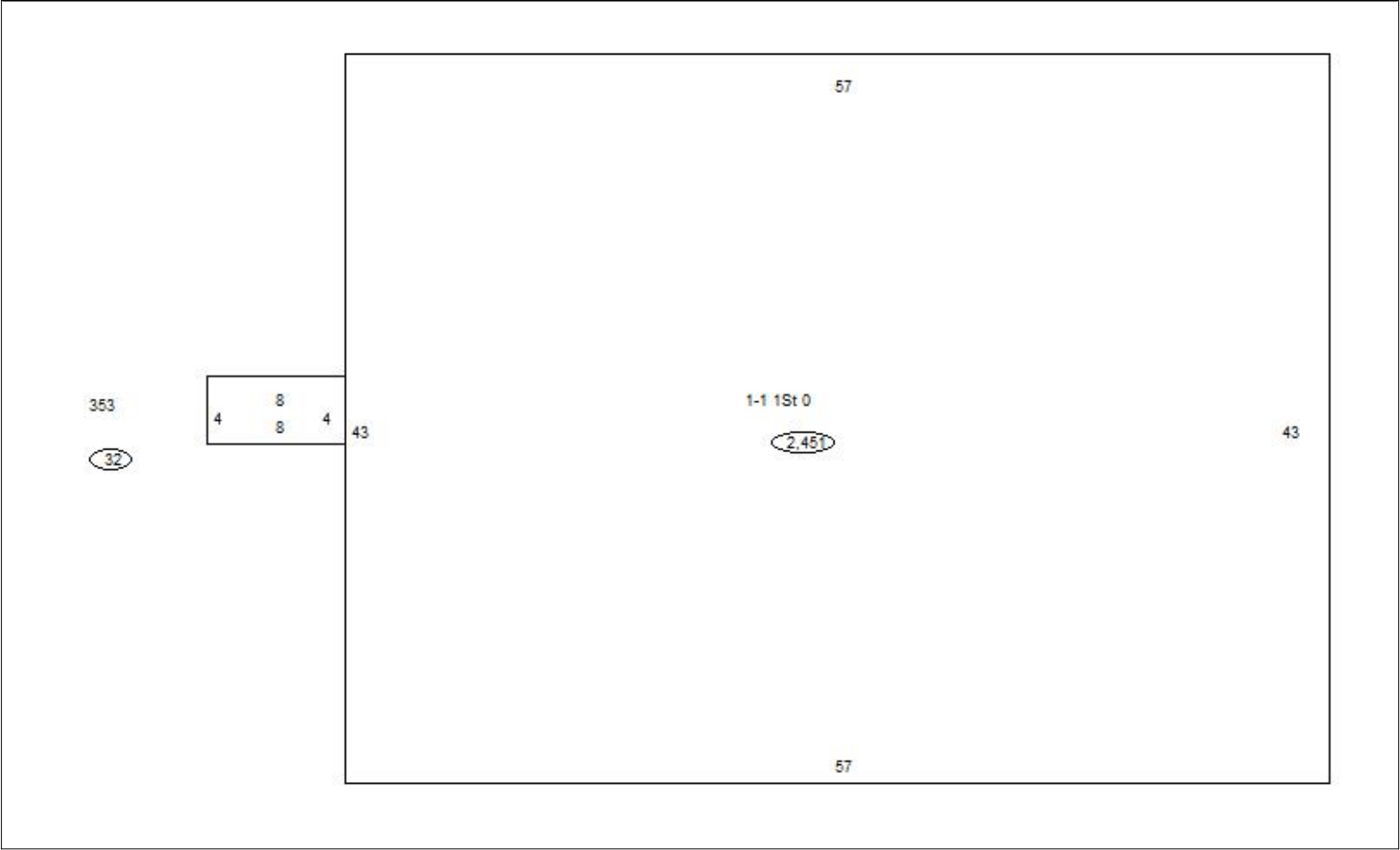
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Sketch Image

660109410



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	419		10	1-1 1St 0	2,451	1.000	2,451
2	C	353		10	353	32	1.000	32
<b>Total Building Area</b>						<b>2,483</b>		<b>2,483</b>



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Account 660109410  
 Parcel ID 000000-00-0-30010-063-0017  
 Cadastral ID 30-24-18-04991

Tax Area Code 29  
 Property Class UCP  
 Owners Name ELL PROPERTIES LLC

### Building Data

Building ID 910  
 Building Sequence 1  
 Occupancy 1 419 Convenience Market 99%  
 Occupancy 2 353 Retail Store 1%  
 Occupancy 3  
 Total Floor Area 2,483  
 Average Perimeter 220  
 Number Of Storys 1.00  
 Average Wall Ht 14.00  
 Year Built 1960  
 Effective Age 43  
 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
 Quality 2 - Fair  
 Condition 2 - Fair  
 Exterior Wall 12 - Concrete Block  
 Heating/Cooling 15 - No HVAC  
 Roof Type Flat  
 Roof Cover

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 60.19  
 Wall Cost 43.14  
 HVAC Cost 0.00  
 Basement Cost 0.00  
 Total Base Cost 103.33  
 Total Area 2,483  
 Base RCN 256,568  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 256,568  
 Physical Depreciation 80%  
 Functional Depreciation  
 Total Depreciation 80% (205,254)  
 Total RCNLD 51,314  
 Lump Sums  
 Total Building Value 51,314 \$ 20.67 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	DBL F PLASTIC SIGN 4*6	0x0x0			4,320
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 4,320)		4,320	3,456	864
FLV		MTL SIGN POLE 12'	0x0x0			624
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 624)		624	499	125
PAVA		PAVING - ASPHALT	0x0x0			1,201
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.87 x 1,201)		5,849	4,679	1,170
PACN		PAVING - CONCRETE	0x0x0			1,118
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.77 x 1,118)		5,333	4,266	1,067
<b>Total Site Improvement Value</b>						<b>3,226</b>