# Rogers

Date 11/25/2026
Time 04:12:50

## Assessment Property Record Card for Tax Year 2026

*Data provided by County Assessor*

| Primary Image |
|---|




| Assessment Data | | | |
|---|---|---|---|
| **Account** | 660079460 | | |
| **Parcel ID** | 000000-00-0-00482-001-0010 | | |
| **Cadastral ID** | 30-21-16-11090 | | |
| **Property Type** | REAL - Real Property | | |
| **Property Class** | UCP | **VI Area** | 1 |
| **Tax Area** | 85 - CLRM SD-VERD TOWN/FIRE | | |
| **Name ID** | 322974 | | |
| | THE WASHINGTON GROUP INC<br>8909 S YALE<br>TULSA OK 74137-0000 | | |

| Parcel Location | | | |
|---|---|---|---|
| **Situs** | 10630 E 510 RD | | |
| **Subdivision** | MALLARD LAKE CENTER | | |
| **Lot/Block** | 0010 / 0001 | **Parcel Size** | 0.98 - Lots |
| **Sec/Twn/Rng** | 30 / 21N / 16E | | |
| **Neighborhood** | 5001 - TASC 2016 | | |
| **School District** | S001 | | |
| **Lat/Long** | 36.278023416448, -95.63891464079 | | |

| Legal Description | Lat/Long: 36.278023416448, -95.63891464079 |
|---|---|
| LOT 10 BLOCK 1 MALLARD LAKE CENTER LESS TR TO ODOT DESC 2019-017002 AS BEG NW/C LOT 10; S01.3632E 18'; N88.2638E 171.33'; S03.0117E 96.80'; N87.3336E 9.10'; N02.5419W 114.66'; S88.2638W 180.22' TO POB. | |

**Building Permits**

| Number | Description | Opened | Closed | Amount |
|---|---|---|---|---|
| R9 | ROLL CORRECTED LAND VALUE.TJD | 2008-08-25 | 2009-03-12 | |

**Exemptions**

(none on file)

**Sale History**

| Bk/Pg | Grantor | Date | Price | Code |
|---|---|---|---|---|
| 2672/113 | F & J REALTY | 2017-10-31 | 408,000 | 19 |
| 1315/627 | FULLER, CYNTHIA J & LONNIE | 2001-08-31 | 0 | 16 |
| 1287/0 | FCX LLC | 2001-05-02 | 243,500 | YES |

**Parcel Valuation**

| | | | Fair Cash | Capped | Asmnt Level | Assessed | | |
|---|---|---|---|---|---|---|---|---|
| **Source** | REAL | **Land Value** | 258,250 | 258,250 | 11% | 28,408 | **Levy Rate** | 106.672 |
| **Remove Cap** | 2018 | **Improvements** | 593,749 | 490,062 | | 53,907 | **Current Tax** | 8,780.69 |
| **Year Frozen** | 0 | **Mobile Home** | 0 | 0 | | 0 | **Penalty** | 0 |
| **Uncapped Value** | 0 | **Total Value** | 851,999 | 748,312 | | 82,315 | **Exemption** | 0.00 |
| **TIF Project ID** | 0 | | | | | | **Total Taxable** | 82,315 |
| | | | | | | | **Total Tax** | 8,781.00 |

**Assessment History**

| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
|---|---|---|---|---|---|---|---|
| 2026 | 2026-660079460 | THE WASHINGTON GROUP INC | 85 | 851,999 | 0 | 82,315 | 8,781 |
| 2025 | 2025-660079460 | THE WASHINGTON GROUP INC | 85 | 845,808 | 0 | 78,395 | 8,558 |
| 2024 | 2024-660079460 | THE WASHINGTON GROUP INC | 85 | 678,742 | 0 | 74,662 | 7,669 |

| Lot Data | |
|---|---|
| **Lot Size** | x |
| **Lot Count** | |
| **Units Buildable** | |
| **Non-Ag Acres** | |
| **Topography** | |
| **Street Access** | |
| **Utilities** | |
| **Amenities** | 0 0 |
| **Value Method** | Square-F |
| **Base Lot Value** | 42,775.00 x 1.25 = 53,469 |
| **Factor Value** | |
| **Adjustments** | 4.8299 |
| **Lot Value** | 258,250 |

| Cost Approach | |
|---|---|
| **Total Building Area** | 4,112 |
| **Total Base Value** | 678,521 |
| **Modifier Value** | |
| **Misc Improvements** | |
| **Replacement Cost New** | 678,521 |
| **Phys/Func Depreciation Loss** | |
| **RCN Less Phys/Func** | 597,098 |
| **Economic Depreciation** | |
| **RCNLD (All Sources)** | 597,098 |
| **Depreciated Improvements** | |
| **Outbuilding Value** | 12,898 |
| **Total Improvement Value** | 609,996 |
| **Land Value** | 258,250 |
| **Cost Approach Value** | 868,246 211.15/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** | |

| Value Reconciliation | |
|---|---|
| **Selected Valuation Method** | Cost Approach |
| **Total Improvement Value** | 12,898 |
| **Land Value** | 258,250 |
| **Total Appraised Value** | 868,246 |

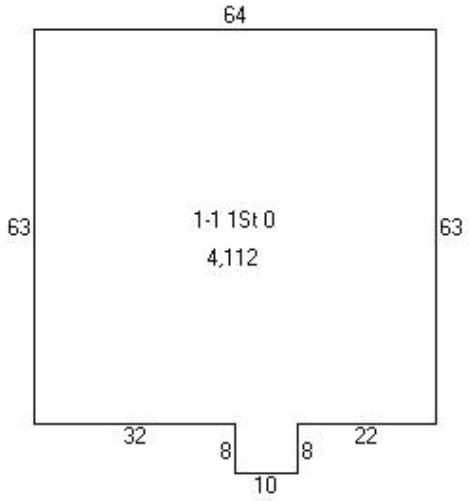
## Building Image




| Building Data | |
|---|---|
| **Building ID** | 168 |
| **Building Sequence** | 1 |
| **Occupancy 1** | 344 Office Building 100% |
| **Total Floor Area** | 4112 |
| **Average Perimeter** | 270 |
| **Number Of Storys** | 1 |
| **Average Wall Ht** | 8 |
| **Year Built** | 2001 |
| **Effective Age** | 13 |
| **Construction Class** | 3 - Unreinforced Masonry Walls, Wood Joists |
| **Quality** | 3 |
| **Condition** | 3 |
| **Exterior Wall** | 22 - Rubble Stone Veneer w/Block Backup |
| **Heating/Cooling** | 8 - Warmed and Cooled Air |
| **Roof Type** | Gable |
| **Roof Cover** | Composition |
| **Basement Area** | |
| **Basement Levels** | |
| **Finish Code - 1** | |
| **Finish Code - 2** | |
| **Finish Area - 1** | |
| **Finish Area - 2** | |

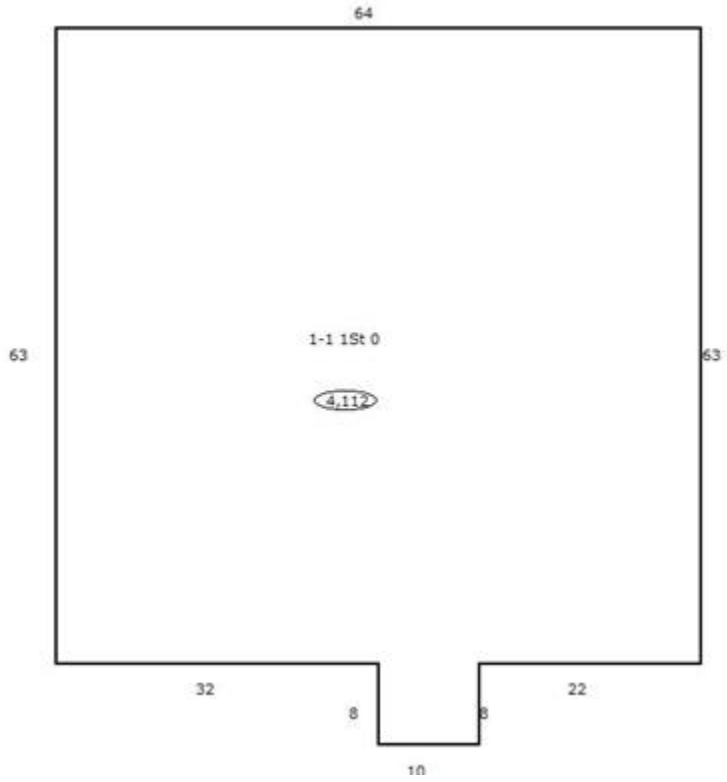
| Cost Calculations | | | |
|---|---|---|---|
| **Appraisal Zone** | 1 | **Total Replacement Cost** | 678,521 |
| **Base Cost** | 89.61 | **Physical Depreciation** | 12% |
| **Wall Cost** | 54.90 | **Functional Depreciation** | 0% |
| **HVAC Cost** | 20.50 | **Total Depreciation** | 12% (81,423) |
| **Basement Cost** | 0.00 | **Total RCNLD** | 597,098 |
| **Total Base Cost** | 165.01 | **Lump Sums** | |
| **Total Area** | 4,112 | **Total Building Value** | 597,098 $145.21 Per SqFt |
| **Base RCN** | 678,521 | | |
| **Misc Impr Value** | | | |

## Building Sketch




-- Denotes common wall.

## Site Plan



| Outbuildings/Site Improvements | | | | | | 660079460 |
|---|---|---|---|---|---|---|
| **Building Image** | **Code** | **Description** | **Dimensions** | **Floor** | **Roofing** | **Total Units** |
| | FLV | ASPHALT PAVING 9126SF | 0x0x0 | | | 17430 |
| | **Qual Cond** | | **Year** | | **Eff Age** | |
| | **Valuation Summary** | | **Modifier Total** | **RCN** | **Depr (26% Phys/ % Func)** | **RCNLD** |
| | Base Cost (1.00 x 17430) 17,430 | | | 17,430 | 4,532 | 12,898 |
|  | STF | STG FAIR | 0x0x0 | | | |
| | **Qual** 2 **Cond** | | **Year** | | **Eff Age** | |
| | **Valuation Summary** | | **Modifier Total** | **RCN** | **Depr (0% Phys/ % Func)** | **RCNLD** |
| | Base Cost (4.68 x ) 0 | | | 0 | | 0 |
| **Total Site Improvement Value** | | | | | | **12,898** |