

Rogers

Date 10/10/2026

Time 19:19:43

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 8909 S YALE 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	109.172
Remove Cap	2018	Improvements	593,749	490,062		53,907	Current Tax	8,986.48
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	8,986.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
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

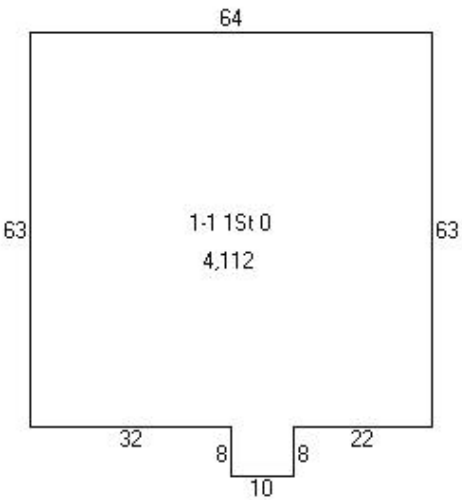
Building Image**Building Data**

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

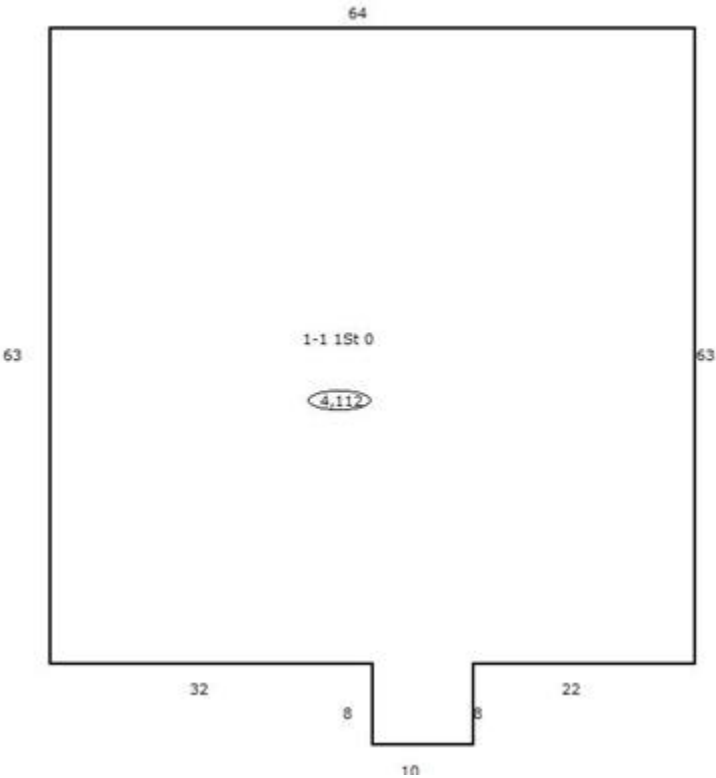
Appraisal Zone	1	Total Replacement Cost	678,521
Base Cost	89.61	Physical Depreciation	12%
Wall Cost	54.90	Functional Depreciation	0%
HVAC Cost	20.50	Total Depreciation	12% (81,423)
Basement Cost	0.00	Total RCNLD	597,098
Total Base Cost	165.01	Lump Sums	
Total Area	4,112	Total Building Value	597,098 \$145.21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

Building Sketch



-- Denotes common wall.

Site Plan



Outbuildings/Site Improvements660079460

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