



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:42:54
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Assessment Data					Primary Image				
Account	660004545								
Parcel ID	22N15E-05-2-00000-000-0000								
Cadastral ID	05-22-15-03510								
Property Type	REAL - Real Property								
Property Class	RCL	VI Area 4							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	313510								
KAJS INC									
21790 COUNTRY RIDGE CT CLAREMORE OK 74019-0000									
Parcel Location									
Situs	13588 S HWY 169								
Subdivision									
Lot/Block	/	Parcel Size	1.01 - Acres						
Sec/Twn/Rng	5 / 22 / 15 / 2								
Neighborhood	5001 - TASC 2016								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.41681039 -95.73627783									
TR IN SE SW NW, BEG 15' W SE/C SE SW NW, N 149.07' TO TRUE POB N 203.85', W 176.08', S 304.42', N 58-54 E 205.33' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21	R22-POSS REMODEL OF MED MAR DI	11/2021	11/2021						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2431/63	ACTION REAL ESTATE LLC	09/30/2014	101,000	YES					
1201/644	SPRINGER, LILLY P	11/15/1999	10,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2015	Land Value	57,774	57,774	11%	6,355	Assessed	13,168	1,424.53
Year Frozen	0	Improvements	77,881	61,943		6,813	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	135,655	119,717		13,168	Total Taxable	13,168	1,425.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004545	KAJS INC	10	138,589	0	12,542	1,357.00		
2024	2024-660004545	KAJS INC	10	112,800	0	11,945	1,251.00		
2023	2023-660004545	KAJS INC	10	121,118	0	11,376	1,183.00		
2022	2022-660004545	KAJS INC	10	117,210	0	10,834	1,121.00		
2021	2021-660004545	KAJS INC	10	129,161	0	10,318	1,075.00		
2020	2020-660004545	KAJS INC	10	129,161	0	9,828	1,040.00		
2019	2019-660004545	KAJS INC	10	129,161	0	9,359	971.00		
2018	2018-660004545	KAJS INC	10	129,220	0	8,913	957.00		
2017	2017-660004545	KAJS INC	10	129,220	0	8,489	965.00		
2016	2016-660004545	KAJS INC	10	129,220	0	8,085	837.00		
2015	2015-660004545	KAJS INC	10	70,000	0	7,700	754.00		
2014	2014-660004545	ACTION REAL ESTATE LLC	10	70,000	0	7,700	754.00		
2013	2013-660004545	ACTION REAL ESTATE LLC	10	70,000	0	7,700	728.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1.01		
Non-Ag Acres	1.153		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	50,208.00 x 1.15 = 57,774		
Factor Value	0		
Adjustments			
Lot Value	57,774		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	997200
Total Building Area	1,500	Image Date	5/5/2022
Total Base Value	92,130	Name	IMG_0005.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements	2,831		
Replacement Cost New	94,961		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	70,271		
Economic Depreciation	40%		
RCNLD (All Sources)	42,163		
Depreciated Improvements			
Outbuilding Value	35,718		
Total Improvement Value	77,881		
Land Value	57,774		
Cost Approach Value	135,655		90.44/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	35,718
Miscellaneous Income		Land Value	57,774
Effective Gross Income (EGI)		Total Appraised Value	135,655
Total Expenses			90.44/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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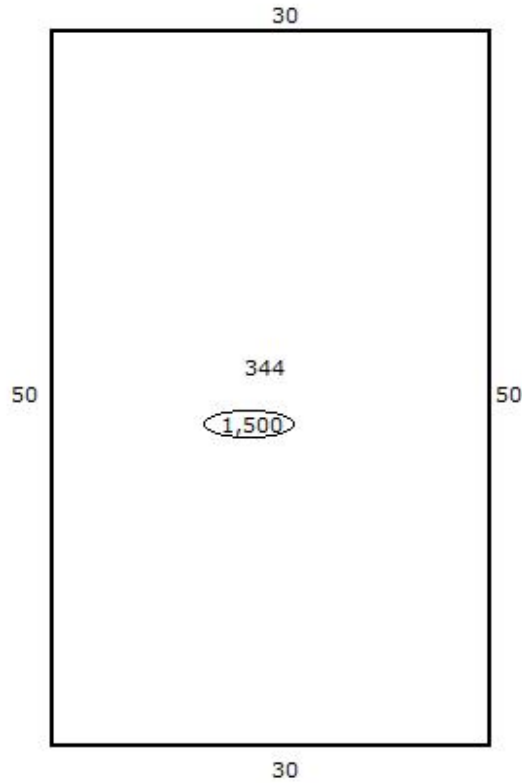
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Sketch Image

660004545

ALUM CNPY/CS



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	353		13	353	1,500	1.000	1,500
2	N	0		13	ALUM CNYP/CS		0.000	
3	N	0		13	ALUM CNYP/CS		0.000	
Total Building Area						1,500		1,500



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Account 660004545
Parcel ID 22N15E-05-2-00000-000-0000
Cadastral ID 05-22-15-03510

Tax Area Code 10
Property Class RCL
Owners Name KAJIS INC

Building Data

Building ID 1798
Building Sequence 1
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,500
Average Perimeter 160
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2005
Effective Age 18
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
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 IMG_0003.JPG
Image Date 11/9/2021
Image Name IMG_0003.JPG
Description OMMA REMODEL

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 50.73
Wall Cost 0.00
HVAC Cost 10.69
Basement Cost 0.00
Total Base Cost 61.42
Total Area 1,500
Base RCN 92,130
Misc Impr Value 2,831

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 94,961
Physical Depreciation 26%
Functional Depreciation
Total Depreciation 26% (24,690)
Total RCNLD 70,271
Lump Sums
Total Building Value 70,271 \$ 46.85 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value	
PRCH	Slab Porch - Covered		6X30	180	11.80		2,124	
PRCH	Slab Porch - Covered		10X6	60	11.78		707	
Total Misc Improvement								2,831



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	30x16x0			480
	Qual	Cond	Year	Eff Age		
			2021			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 480)		1,680		1,680
	PAVA	PAVING - ASPHALT	0x0x0			18,444
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.72 x 18,444)		50,168	35,118	15,050
	UTIL	Shop Building	22x30x0			660
	Qual	Cond	Year	Eff Age		
			1			
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (28.77 x 660)		18,988		18,988
Total Site Improvement Value						35,718