



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 660013693 Parcel ID 21N14E-14-4-00000-000-0000 Cadastral ID 14-21-14-00610 Property Type REAL - Real Property Property Class CH VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 254947 FREEDOM BAPTIST CHURCH OF OWASSO INC PO BOX 353 OWASSO OK 74055-0353 Parcel Location Situs 09602 N 177TH E AVE Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 14 / 21 / 14 / 4 Neighborhood 2114 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">05/26/2022 09:55</p> <p>\\tsclient\TCASEY\CASEY BOOTH COMMERCIAL VI\2022-5-26\I 5/31/2022</p>				
Legal Description Lat/Long: 36.29425739 -95.77793824									
S 933.38', E 933.38' E2 SE					Building Permits				
					Number	Description	Opened	Closed	Amount
					R20-C20-00000	R21-REMODEL CHURCH	02/2020	10/2020	
					8069	R4-REMODEL CHURCH DAYCARE	06/2003	02/2004	35,000
					6791	ADD ON TO CHURCH	05/2001	02/2004	1,300,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					947/469	HERRINGTON, CARL G EST	02/22/1994	18,000	No
					897/852	TULSA BAPTIST ASSOCIATION	11/02/1992	0	No
					897/850	NOGALES AVENUE BAPTIST CHURCH	11/02/1992	0	No
					863/802		09/16/1991	24,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	0	Land Value	3,534	0	11%	0	Assessed	0	0.00
Year Frozen	0	Improvements	3,261,346	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	3,264,880	0		0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660013693	FREEDOM BAPTIST CHURCH OF			3	3,324,813	0		.00
2024	2024-660013693	FREEDOM BAPTIST CHURCH OF			3	2,318,935	0		.00
2023	2023-660013693	FREEDOM BAPTIST CHURCH OF			3	3,094,428	0		.00
2022	2022-660013693	FREEDOM BAPTIST CHURCH OF			3	3,130,589	0		.00
2021	2021-660013693	FREEDOM BAPTIST CHURCH OF			3	3,130,589	0		.00
2020	2020-660013693	FREEDOM BAPTIST CHURCH OF			3	2,698,806	0		.00
2019	2019-660013693	FREEDOM BAPTIST CHURCH OF			3	2,685,821	0		.00
2018	2018-660013693	FREEDOM BAPTIST CHURCH OF			3	2,611,302	0		.00
2017	2017-660013693	FREEDOM BAPTIST CHURCH OF			3	2,611,302	0		.00
2016	2016-660013693	FREEDOM BAPTIST CHURCH OF			3	552,095	0		.00
2015	2015-660013693	FREEDOM BAPTIST CHURCH OF			3	552,095	0		.00
2014	2014-660013693	FREEDOM BAPTIST CHURCH OF			3	552,095	0		.00
2013	2013-660013693	FREEDOM BAPTIST CHURCH OF			3	552,095	0		.00



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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	LAND QUALITY		
	0		
	0		
Value Model	1291 UNPLATTED (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	.00 x .00 =		
Factor Value	0		
Adjustments			
Lot Value			
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1000159
Total Building Area	31,018	Image Date	5/31/2022
Total Base Value	3,647,717	Name	IMG_0004.JPG
Modifier Value		Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-5 26\IMG_0004.JPG
Misc Improvements			
Replacement Cost New	3,647,717		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	3,027,605		
Economic Depreciation			
RCNLD (All Sources)	3,027,605		
Depreciated Improvements			
Outbuilding Value	233,741		
Total Improvement Value	3,261,346		
Land Value			
Cost Approach Value	3,261,346		
	105.14/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	233,741
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	3,264,880
Total Expenses			105.26/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Account 660013693
Parcel ID 21N14E-14-4-00000-000-0000
Cadastral ID 14-21-14-00610

Tax Area Code 3
Property Class CH
Owners Name FREEDOM BAPTIST CHURCH OF

Building Data

Building ID 110
Building Sequence 1
Occupancy 1 308 Church w/ Sunday School 100%
Occupancy 2
Occupancy 3
Total Floor Area 31,018
Average Perimeter 1,058
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1992
Effective Age 11
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 92 - Stud Stucco
Heating/Cooling 7 - Package Unit
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_0004.JPG
Image Date 5/31/2022
Image Name IMG_0004.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2022-526\IMG_0004.JPG

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 81.69
Wall Cost 15.44
HVAC Cost 20.47
Basement Cost 0.00
Total Base Cost 117.60
Total Area 31,018
Base RCN 3,647,717
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 3,647,717
Physical Depreciation 17%
Functional Depreciation
Total Depreciation 17% (620,112)
Total RCNLD 3,027,605
Lump Sums
Total Building Value 3,027,605 \$ 97.61 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	ALUM CANOPY 8*12	0x0x0			1,037
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,037)		1,037	228	809
	FLV	CONC SLAB 8*12	0x0x0			480
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 480)		480	106	374
	FLV	ALUM CANOPY 20*22	0x0x0			4,752
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,752)		4,752	1,045	3,707
	FLV	CONC SLAB 20*22	0x0x0			2,200
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 2,200)		2,200	484	1,716
	FLV	FRAME CANOPY 12*22	0x0x0			5,874
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 5,874)		5,874	1,292	4,582
	FLV	CONC SLAB 12*22	0x0x0			1,320
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,320)		1,320	290	1,030
	FLV	FRAME CANOPY 24*28	0x0x0			14,952
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 14,952)		14,952	3,289	11,663



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FLV	CONC SLAB 24*28	0x0x0			3,360
Qual	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,360)			3,360	739	2,621

PAVA	PAVING - ASPHALT	0x0x0			85,426
Qual	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2.72 x 85,426)			232,359	46,472	185,887

FLV	SODIUM LIGHTS (15)	0x0x0			18,975
Qual	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 18,975)			18,975	4,175	14,800

FLV	MTL LIGHT POLES 5 @ 24'	0x0x0			8,400
Qual	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 8,400)			8,400	1,848	6,552

Total Site Improvement Value				233,741
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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			1.640	224	224	367	367
RMB	RIVERTON LOAM 1-3% SLOPES	IMP PST	75			.790	210	210	166	166
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61			17.570	171	171	3,001	3,001
IMP PST Totals						20.000			3,534	3,534
Total Agland						20.000			3,534	3,534