



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:41:01  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015790 <b>Parcel ID</b> 000000-00-0-00717-002-0002 <b>Cadastral ID</b> 16-23-15-04970 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RCP VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 307013 VAN WYHE BROTHERS LLC  PO BOX 2393 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06906 E TUBELO AVE <b>Subdivision</b> SADDLE BACK ACRES <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 16 / 23 / 15 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.47449753 -95.70709224																																																																																																																									
<b>Legal Description</b> LOT 2 BLOCK 2 SADDLE BACK ACRES					<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 2015 07 3</td> <td>R16-NEW 25X150 3750 SQ FT</td> <td>07/2015</td> <td>01/2019</td> <td>51,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	C 2015 07 3	R16-NEW 25X150 3750 SQ FT	07/2015	01/2019	51,500																																																																																																						
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## Assessment Property Record Card for Tax Year 2026

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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	1.47			
Non-Ag Acres	1.426			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	62,107.00 x 1.03 =			63,724
Factor Value	0			
Adjustments				
Lot Value	63,724			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1038130	
Total Building Area	22,650	Image Date	4/2/2024	
Total Base Value	1,716,699	Name	001.JPG	
Modifier Value		Description		
Misc Improvements				
Replacement Cost New	1,716,699			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	1,463,652			
Economic Depreciation				
RCNLD (All Sources)	1,463,652			
Depreciated Improvements				
Outbuilding Value	932			
Total Improvement Value	1,464,584			
Land Value	63,724			
Cost Approach Value	1,528,308	67.47/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	932	
Miscellaneous Income		Land Value	63,724	
Effective Gross Income (EGI)		Total Appraised Value	1,528,308	
Total Expenses			67.47/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



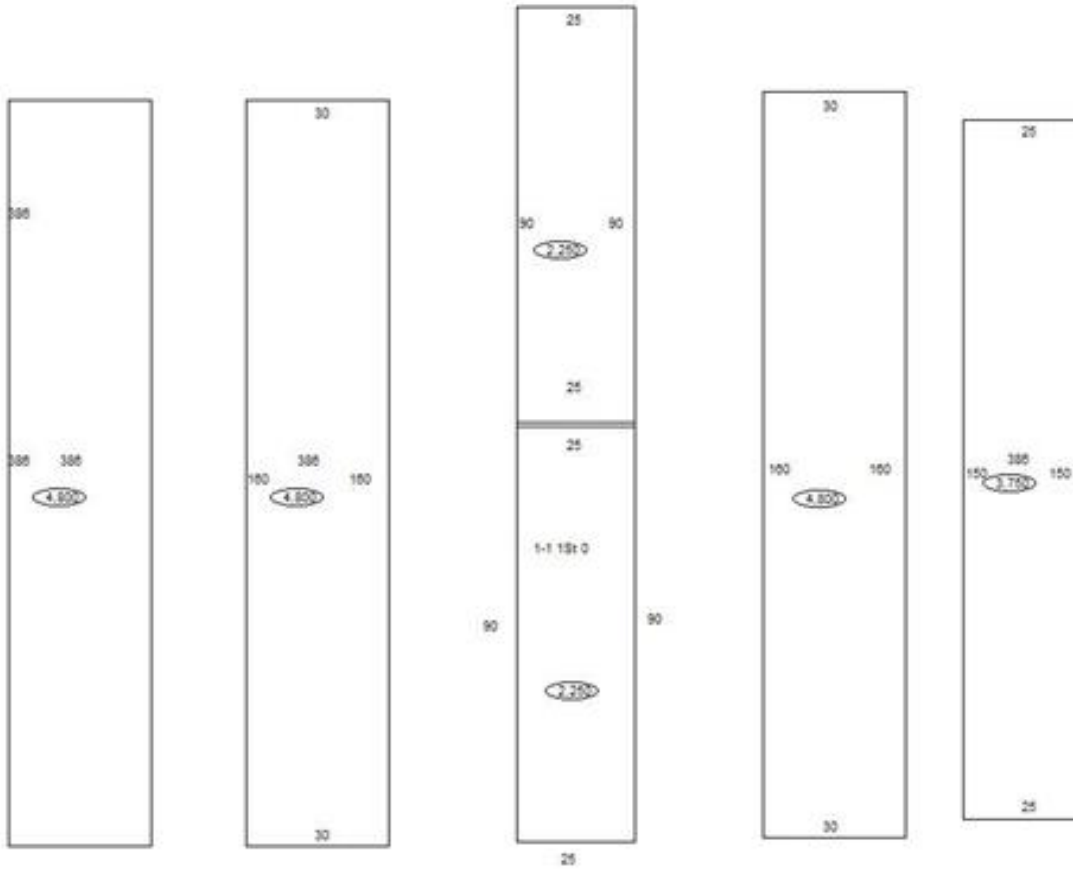
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

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Sketch Image

660015790



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		30	386	3,750	1.000	3,750
2	C	386		30	386	2,250	1.000	2,250
3	C	386		30	1-1 1St 0	2,250	1.000	2,250
4	C	386		30	386	4,800	1.000	4,800
5	C	386		30	386	4,800	1.000	4,800
6	C	386		30	386	4,800	1.000	4,800
<b>Total Building Area</b>						<b>22,650</b>		<b>22,650</b>



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Account 660015790  
Parcel ID 000000-00-0-00717-002-0002  
Cadastral ID 16-23-15-04970

Tax Area Code 10  
Property Class RCP  
Owners Name VAN WYHE BROTHERS LLC

### Building Data

Building ID 4337  
Building Sequence 1  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,750  
Average Perimeter 350  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2017  
Effective Age 5  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name 001.JPG  
Image Date 4/2/2024  
Image Name 001.JPG  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 55.41  
Wall Cost 20.21  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 75.62  
Total Area 3,750  
Base RCN 283,575  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 283,575  
Physical Depreciation 6%  
Functional Depreciation  
Total Depreciation 6% (17,015)  
Total RCNLD 266,560  
Lump Sums  
Total Building Value 266,560 \$ 71.08 Per SqFt



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Cadastral ID 16-23-15-04970

Tax Area Code 10  
Property Class RCP  
Owners Name VAN WYHE BROTHERS LLC

### Building Data

Building ID 1861  
Building Sequence 2  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,500  
Average Perimeter 460  
Number Of Storys 1.00  
Average Wall Ht 4.00  
Year Built 2005  
Effective Age 11  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name 001.JPG  
Image Date 4/2/2024  
Image Name 001.JPG  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 55.20  
Wall Cost 9.96  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 65.16  
Total Area 4,500  
Base RCN 293,220  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 293,220  
Physical Depreciation 17%  
Functional Depreciation  
Total Depreciation 17% (49,847)  
Total RCNLD 243,373  
Lump Sums  
Total Building Value 243,373 \$ 54.08 Per SqFt



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Tax Area Code 10  
Property Class RCP  
Owners Name VAN WYHE BROTHERS LLC

### Building Data

Building ID 3564  
Building Sequence 3  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,800  
Average Perimeter 380  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2005  
Effective Age 11  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name 001.JPG  
Image Date 4/2/2024  
Image Name 001.JPG  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 55.74  
Wall Cost 23.42  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 79.16  
Total Area 4,800  
Base RCN 379,968  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 379,968  
Physical Depreciation 17%  
Functional Depreciation  
Total Depreciation 17% (64,595)  
Total RCNLD 315,373  
Lump Sums  
Total Building Value 315,373 \$ 65.70 Per SqFt



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Tax Area Code 10  
Property Class RCP  
Owners Name VAN WYHE BROTHERS LLC

### Building Data

Building ID 2033  
Building Sequence 4  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,800  
Average Perimeter 380  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2006  
Effective Age 10  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
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Finish Area - 2

### Building Image



### Image Information

Image Name 001.JPG  
Image Date 4/2/2024  
Image Name 001.JPG  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 55.74  
Wall Cost 23.42  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 79.16  
Total Area 4,800  
Base RCN 379,968  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 379,968  
Physical Depreciation 15%  
Functional Depreciation  
Total Depreciation 15% (56,995)  
Total RCNLD 322,973  
Lump Sums  
Total Building Value 322,973 \$ 67.29 Per SqFt



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Owners Name VAN WYHE BROTHERS LLC

### Building Data

Building ID 3562  
Building Sequence 5  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,800  
Average Perimeter 380  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2005  
Effective Age 11  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name 001.JPG  
Image Date 4/2/2024  
Image Name 001.JPG  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 55.74  
Wall Cost 23.42  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 79.16  
Total Area 4,800  
Base RCN 379,968  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 379,968  
Physical Depreciation 17%  
Functional Depreciation  
Total Depreciation 17% (64,595)  
Total RCNLD 315,373  
Lump Sums  
Total Building Value 315,373 \$ 65.70 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 07:41:02

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			210
	Qual 4	Cond 4	Year 2005	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (8.07 x 210)		1,695	763	932
<b>Total Site Improvement Value</b>				<b>932</b>