



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	660023928													
Parcel ID	23N15E-28-4-00000-000-0000													
Cadastral ID	28-23-15-02300													
Property Type	REAL - Real Property													
Property Class	UC	VI Area 2												
Tax Area	31 - OOLOGAH OT/NW FIRE													
Name ID	330004													
VIOLET MOON PROPERTIES LLC 1/2 INT & BARNES FAMILY REAL ESTATE LLC 1/2 INT														
PO BOX 191 NOWATA OK 74048-0000														
Parcel Location														
Situs	00505 S ELM ST													
Subdivision														
Lot/Block	/	Parcel Size	1.009 - Acres											
Sec/Twn/Rng	28 / 23 / 15 / 4													
Neighborhood	5001 - TASC 2016													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.44111507 -95.70944203														
TR IN SW SE DESC AS BEG AT PT ON W ROW LN US HWY 169 & INTERSECT OF S ROW LINE SUNDAY STREET; S02.4247W 179.62'; S88.4936W 182.57'; N02.3632E 179.62'; N88.4636E 182.90' TO POB.														
Building Permits														
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	MARTIN, LYNN E & CAROL A	01/22/2020	465,000	YES					
					1229/593	BARNES, ALLEN	05/30/2000	100,000	Yes					
					1228/877	PLUTE ENTERPRISES INC	05/12/2000	110,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2021	Land Value	55,851	55,851	11%	6,144	Assessed	37,877	4,097.59					
Year Frozen	0	Improvements	458,841	288,481		31,733	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	514,692	344,332		37,877	Total Taxable	37,877	4,098.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660023928	VIOLET MOON PROPERTIES LLC 1/2 INT &	31	516,807	0	36,073	3,902.00							
2024	2024-660023928	VIOLET MOON PROPERTIES LLC 1/2 INT &	31	312,320	0	34,356	3,598.00							
2023	2023-660023928	KKCK DEFENSE LLC 1/2 INT &	31	410,297	0	45,133	4,693.00							
2022	2022-660023928	KKCK DEFENSE LLC 1/2 INT &	31	413,434	0	45,478	4,707.00							
2021	2021-660023928	KKCK DEFENSE LLC 1/2 INT &	31	421,037	0	46,314	4,828.00							
2020	2020-660023928	KKCK DEFENSE LLC 1/2 INT &	31	337,897	0	37,169	3,932.00							
2019	2019-660023928	MARTIN, LYNN E & CAROL A	31	337,897	0	37,169	3,858.00							
2018	2018-660023928	MARTIN, LYNN E & CAROL A	31	328,313	0	36,115	3,878.00							
2017	2017-660023928	MARTIN, LYNN E & CAROL A	31	327,335	0	36,007	4,094.00							
2016	2016-660023928	MARTIN, LYNN E & CAROL A	31	327,335	0	35,891	3,716.00							
2015	2015-660023928	MARTIN, LYNN E & CAROL A	31	310,744	0	34,182	3,349.00							
2014	2014-660023928	MARTIN, LYNN E & CAROL A	31	310,744	0	34,182	3,344.00							
2013	2013-660023928	MARTIN, LYNN E & CAROL A	31	328,991	0	33,232	3,145.00							



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	43996		
Non-Ag Acres	1.064		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	46,362.00 x 1.20 = 55,851		
Factor Value	0		
Adjustments			
Lot Value	55,851		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	939463
Total Building Area	1,323	Image Date	9/16/2020
Total Base Value	430,716	Name	IMG_0083.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	430,716		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	305,808		
Economic Depreciation			
RCNLD (All Sources)	305,808		
Depreciated Improvements			
Outbuilding Value	153,033		
Total Improvement Value	458,841		
Land Value	55,851		
Cost Approach Value	514,692 389.03/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	153,033
Miscellaneous Income		Land Value	55,851
Effective Gross Income (EGI)		Total Appraised Value	514,692 389.03/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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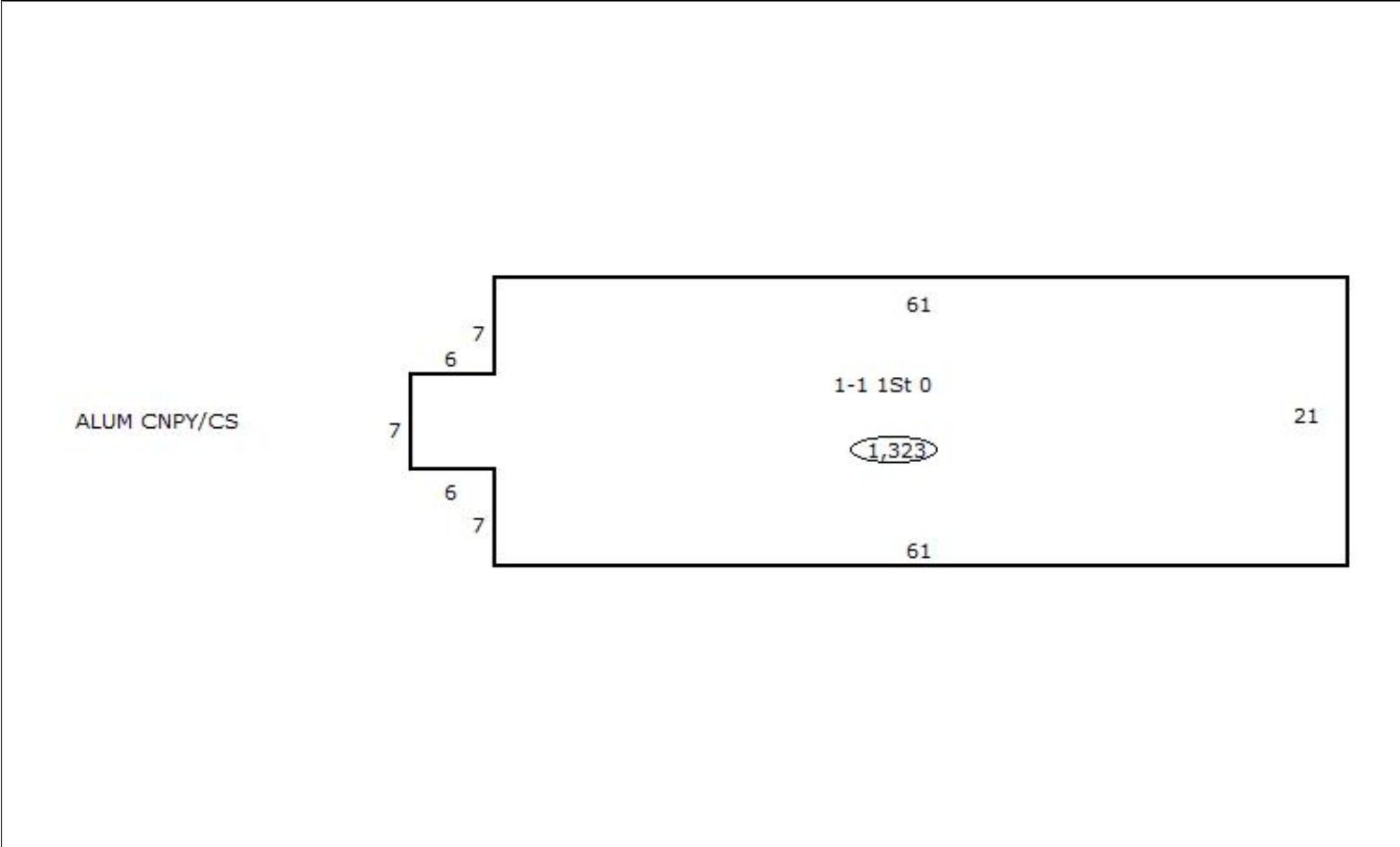
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	349		13	1-1 1St 0	1,323	1.000	1,323
2	N	0		13	ALUM CNPY/CS		0.000	
Total Building Area						1,323		1,323



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Account 660023928
Parcel ID 23N15E-28-4-00000-000-0000
Cadastral ID 28-23-15-02300

Tax Area Code 31
Property Class UC
Owners Name VIOLET MOON PROPERTIES LLC 1/2 INT &

Building Data

Building ID 1165
Building Sequence 1
Occupancy 1 349 Fast Food Restaurant 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,323
Average Perimeter 176
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2000
Effective Age 13
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 10 - Cavity Brick
Heating/Cooling 7 - Package Unit
Roof Type
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 95.80
Wall Cost 202.49
HVAC Cost 27.27
Basement Cost 0.00
Total Base Cost 325.56
Total Area 1,323
Base RCN 430,716
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 430,716
Physical Depreciation 29%
Functional Depreciation
Total Depreciation 29% (124,908)
Total RCNLD 305,808
Lump Sums
Total Building Value 305,808 \$ 231.15 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CWCN	CAR WASH - CANOPY	116x15x0			1,740
Qual	3	Cond 3	Year 2000	Eff Age	20	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (24.01 x 1,740)				41,777	22,142	19,635
CWCN	CAR WASH - CANOPY		116x15x0			1,740
Qual	3	Cond 3	Year 2000	Eff Age	20	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (24.01 x 1,740)				41,777	22,142	19,635
CWCN	CAR WASH - CANOPY		28x30x0			840
Qual	3	Cond 3	Year 2000	Eff Age	20	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (24.01 x 840)				20,168	10,689	9,479
FLV	SM MENU BOARD W/INTERCOM (27)		0x0x0			34,425
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 34,425)				34,425	8,951	25,474
FLV	MENU BOARD CARD READER (27)		0x0x0			21,600
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 21,600)				21,600	5,616	15,984
FLV	SODIUM LIGHTS (4)		0x0x0			5,060
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 5,060)				5,060	1,316	3,744
FLV	MTL LIGHT POLE 4" @ 5'		0x0x0			260
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 260)				260	68	192



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FLV	SF PLASTIC SIGNS 3 @ 2*5	0x0x0			3,750
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,750)		3,750	975	2,775

FLV	DBL F PLASTIC ILL SIGN 6*12	0x0x0			10,080
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 10,080)		10,080	2,621	7,459

FLV	DBL F PLASTIC ILL SIGN 3*8	0x0x0			4,320
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 4,320)		4,320	1,123	3,197

FLV	SF PLASTIC ILL SIGNS 2 @ 3*5	0x0x0			4,800
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 4,800)		4,800	1,248	3,552

FLV	MTL SIGN POLE 12" @ 18'	0x0x0			2,475
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 2,475)		2,475	644	1,831

FLV	CONC SLAB 714SF	0x0x0			370
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 370)		370	96	274

FLV	MTL STG 8*10 @ 2.00SF	0x0x0			160
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 160)		160		160



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PACN	PAVING - CONCRETE	0x0x0	22,422
Qual	Cond	Year	Eff Age

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 22,422)		99,105	59,463	39,642

Total Site Improvement Value	153,033
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