



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660023930 Parcel ID 23N15E-28-4-00000-000-0000 Cadastral ID 28-23-15-02500 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 322469 BADEN, JOHN W JR & MARY-CO-TRUSTEES PO BOX 202 OOLOGAH OK 74053-0000 Parcel Location Situs 00571 ELM ST Subdivision Lot/Block / Parcel Size .82 - Acres Sec/Twn/Rng 28 / 23 / 15 / 4 Neighborhood 5001 - TASC 2016 School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43963162 -95.70957828 TR IN SW SE BEG: PT 723.5' S & 3.46' W NE/C S2 NW SE; S 3-58 W ALG WLY ROW/L HY 169, 526.11 TO POB; W 201.19'; S 191.16'; E 174 54' TO PT ON WLY ROW HY 169 NLY ALG SD/L TO POB																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						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																																																																																																	
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	35,849.00 x 1.25 = 44,811		
Factor Value	0		
Adjustments			
Lot Value	44,811		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	939434
Total Building Area	10,440	Image Date	9/15/2020
Total Base Value	969,639	Name	IMG_0088.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	969,639		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	306,106		
Economic Depreciation			
RCNLD (All Sources)	306,106		
Depreciated Improvements			
Outbuilding Value	3,922		
Total Improvement Value	310,028		
Land Value	44,811		
Cost Approach Value	354,839 33.99/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	3,922
Miscellaneous Income		Land Value	44,811
Effective Gross Income (EGI)		Total Appraised Value	354,839 33.99/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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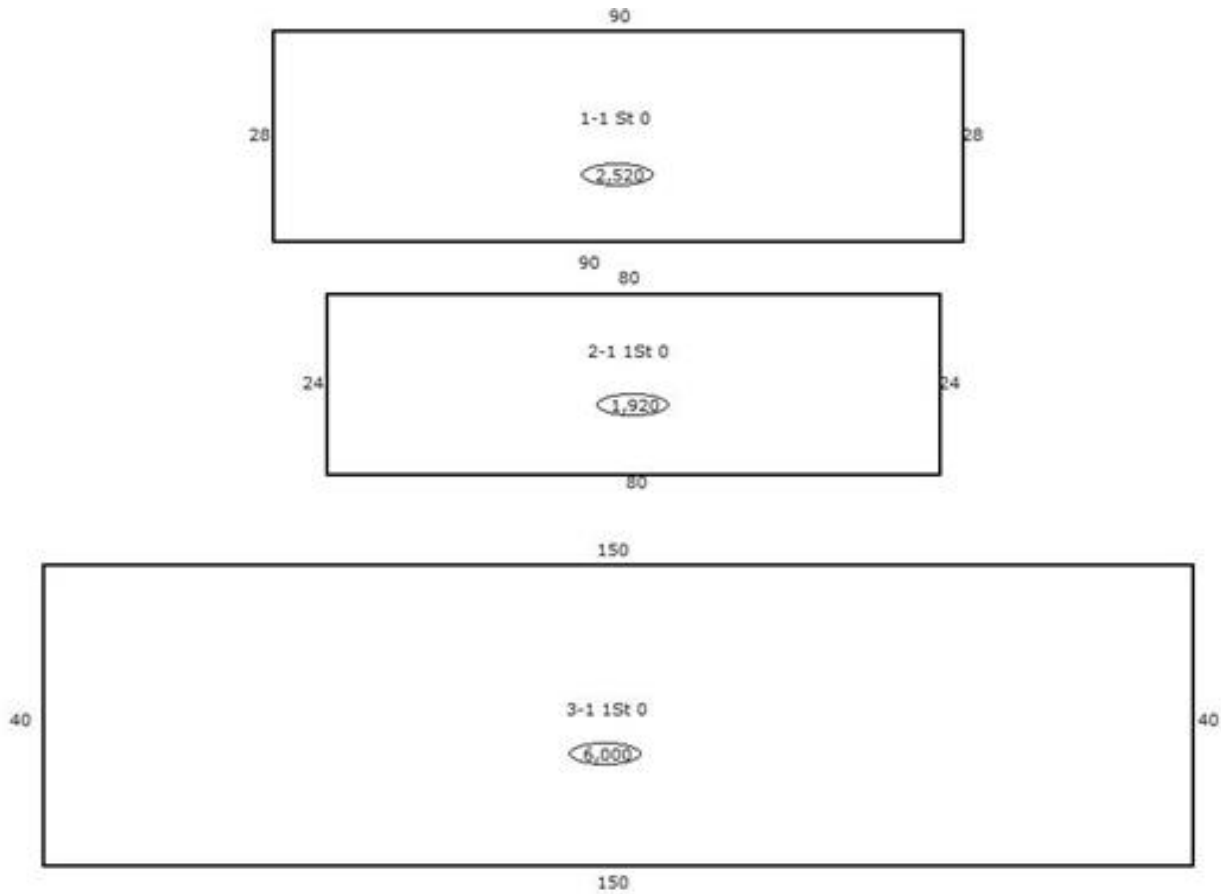
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Sketch Image

660023930



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		20	1-1 St 0	2,520	1.000	2,520
2	C	386		20	2-1 1St 0	1,920	1.000	1,920
3	C	412		20	3-1 1St 0	6,000	1.000	6,000
4	N	0		20	ALUM CNPY/CS		0.000	
Total Building Area						10,440		10,440



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Account 660023930
Parcel ID 23N15E-28-4-00000-000-0000
Cadastral ID 28-23-15-02500

Tax Area Code 31
Property Class UC
Owners Name BADEN, JOHN W JR &

Building Data

Building ID 1162
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,520
Average Perimeter 236
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1985
Effective Age 27
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 2 - Forced Air Unit
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 55.40
Wall Cost 20.27
HVAC Cost 9.30
Basement Cost 0.00
Total Base Cost 84.97
Total Area 2,520
Base RCN 214,124
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 214,124
Physical Depreciation 61%
Functional Depreciation
Total Depreciation 61% (130,616)
Total RCNLD 83,508
Lump Sums
Total Building Value 83,508 \$ 33.14 Per SqFt



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Cadastral ID 28-23-15-02500

Tax Area Code 31
Property Class UC
Owners Name BADEN, JOHN W JR &

Building Data

Building ID 1163
Building Sequence 2
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,920
Average Perimeter 208
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1987
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 2 - Forced Air Unit
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 55.06
Wall Cost 23.45
HVAC Cost 9.30
Basement Cost 0.00
Total Base Cost 87.81
Total Area 1,920
Base RCN 168,595
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 168,595
Physical Depreciation 55%
Functional Depreciation
Total Depreciation 55% (92,727)
Total RCNLD 75,868
Lump Sums
Total Building Value 75,868 \$ 39.51 Per SqFt



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Cadastral ID 28-23-15-02500

Tax Area Code 31
Property Class UC
Owners Name BADEN, JOHN W JR &

Building Data

Building ID 1164
Building Sequence 3
Occupancy 1 412 Neighborhood Shopping Ctr 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,000
Average Perimeter 380
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1977
Effective Age 32
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 2 - Forced Air Unit
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 74.81
Wall Cost 13.71
HVAC Cost 9.30
Basement Cost 0.00
Total Base Cost 97.82
Total Area 6,000
Base RCN 586,920
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 586,920
Physical Depreciation 75%
Functional Depreciation
Total Depreciation 75% (440,190)
Total RCNLD 146,730
Lump Sums
Total Building Value 146,730 \$ 24.45 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	ALUM CNPY/CS 4*150	0x0x0			6,060
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 6,060)		6,060	4,848	1,212
	FLV	CONC SLAB 4*150	0x0x0			3,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 3,000)		3,000	2,400	600
	FLV	SF PAINTED MTL SIGNS 2 @ 2*7	0x0x0			1,652
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,652)		1,652	1,322	330
	FLV	SF PLASTIC ILL SIGN 2 @ 4*7	0x0x0			7,000
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 7,000)		7,000	5,600	1,400
	FLV	SF PAINTED WOOD SIGN 4*4	0x0x0			444
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 444)		444	355	89
	FLV	MTL SIGN POLE 2 @ 14'	0x0x0			1,456
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,456)		1,456	1,165	291
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
Total Site Improvement Value						3,922