



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:44:15
 Page 1

Assessment Data					Primary Image									
Account	660023998													
Parcel ID	000000-00-0-40010-011-0007													
Cadastral ID	28-23-15-03790													
Property Type	REAL - Real Property													
Property Class	RUWA VI Area 2													
Tax Area	31 - OOLOGAH OT/NW FIRE													
Name ID	25464													
RURAL WATER DIST #4														
PO BOX 198														
Oologah	OK 74053-0000													
Parcel Location														
Situs	00210 W COOWEESCOOWEE AVE													
Subdivision	Oologah O T													
Lot/Block	0007 / 0011	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	28 / 23 / 15 / 5													
Neighborhood	5001 - TASC 2016													
School District	S004 - Oologah Schools													
Legal Description														
Lot/Long: 36.44762593 -95.71022787														
LOT 7 LESS N 68.9' OF E 25.6' & W .05' OF S 81.1' LOT 8 BLOCK 11 Oologah O T														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption					
Code	Type	Active	Maximum	Exemption										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value	12,126	0	11%	0	Assessed	0	0.00					
Year Frozen	0	Improvements	124,726	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	136,852	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	2025-660023998	RURAL WATER DIST #4	31	143,153	0		.00							
2024	2024-660023998	RURAL WATER DIST #4	31	101,847	0		.00							
2023	2023-660023998	RURAL WATER DIST #4	31	130,302	0		.00							
2022	2022-660023998	RURAL WATER DIST #4	31	121,786	0		.00							
2021	2021-660023998	RURAL WATER DIST #4	31	121,786	0		.00							
2020	2020-660023998	RURAL WATER DIST #4	31	108,708	0		.00							
2019	2019-660023998	RURAL WATER DIST #4	31	108,708	0		.00							
2018	2018-660023998	RURAL WATER DIST #4	31	111,352	0		.00							
2017	2017-660023998	RURAL WATER DIST #4	31	149,740	0		.00							
2016	2016-660023998	RURAL WATER DIST #4	31	149,740	0		.00							
2015	2015-660023998	RURAL WATER DIST #4	31	115,048	0		.00							
2014	2014-660023998	RURAL WATER DIST #4	31	115,048	0		.00							
2013	2013-660023998	RURAL WATER DIST #4	31	115,048	0		.00							



Rogers

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Date 04/18/2026
 Time 07:44:15
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.223		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	9,701.00 x 1.25 = 12,126		
Factor Value	0		
Adjustments			
Lot Value	12,126		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	939419
Total Building Area	4,098	Image Date	9/15/2020
Total Base Value	477,723	Name	IMG_0103.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	477,723		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	122,241		
Economic Depreciation			
RCNLD (All Sources)	122,241		
Depreciated Improvements			
Outbuilding Value	2,485		
Total Improvement Value	124,726		
Land Value	12,126		
Cost Approach Value	136,852 33.39/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	2,485
Miscellaneous Income		Land Value	12,126
Effective Gross Income (EGI)		Total Appraised Value	136,852 33.39/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

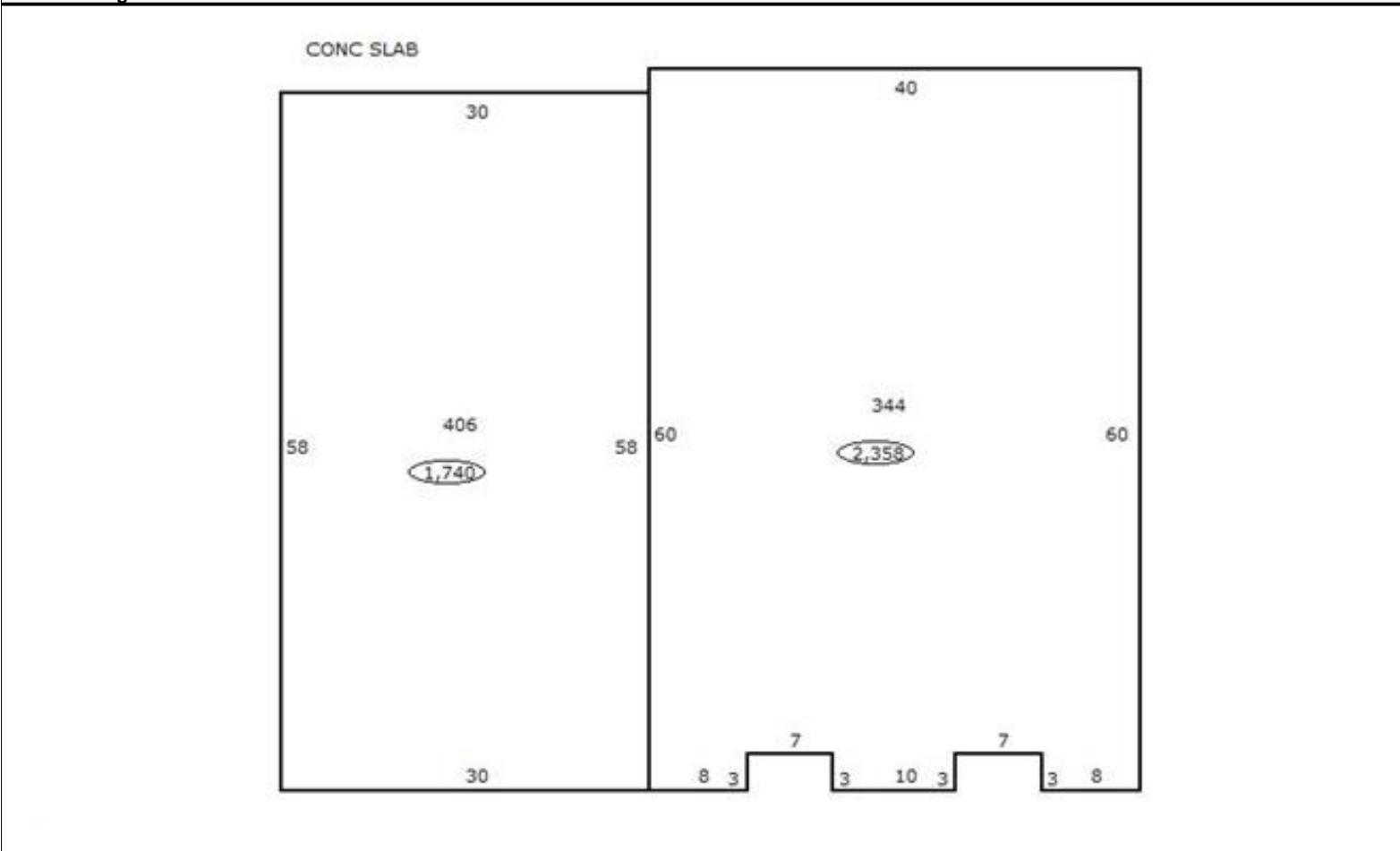
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Date 04/18/2026
 Time 07:44:15
 Page 3

Sketch Image

660023998



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	2,358	1.000	2,358
2	C	406		13	406	1,740	1.000	1,740
3	N	0		13	CONC SLAB		0.000	
4	N	0		13	FR CNPY/CS		0.000	
Total Building Area						4,098		4,098



Rogers

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Date 04/18/2026
Time 07:44:15
Page 4

Account 660023998
Parcel ID 000000-00-0-40010-011-0007
Cadastral ID 28-23-15-03790

Tax Area Code 31
Property Class RUWA
Owners Name RURAL WATER DIST #4

Building Data

Building ID 959
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,358
Average Perimeter 212
Number Of Storys 1.00
Average Wall Ht 20.00
Year Built 1946
Effective Age 52
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
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 84.23
Wall Cost 44.24
HVAC Cost 14.54
Basement Cost 0.00
Total Base Cost 143.01
Total Area 2,358
Base RCN 337,218
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 337,218
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (269,774)
Total RCNLD 67,444
Lump Sums
Total Building Value 67,444 \$ 28.60 Per SqFt



Rogers

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Date 04/18/2026
Time 07:44:15
Page 5

Account 660023998
Parcel ID 000000-00-0-40010-011-0007
Cadastral ID 28-23-15-03790

Tax Area Code 31
Property Class RUWA
Owners Name RURAL WATER DIST #4

Building Data

Building ID 960
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,740
Average Perimeter 176
Number Of Storys 1.00
Average Wall Ht 20.00
Year Built 1985
Effective Age 27
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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 42.98
Wall Cost 37.77
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 80.75
Total Area 1,740
Base RCN 140,505
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 140,505
Physical Depreciation 61%
Functional Depreciation
Total Depreciation 61% (85,708)
Total RCNLD 54,797
Lump Sums
Total Building Value 54,797 \$ 31.49 Per SqFt



Rogers

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Date 04/18/2026

Time 07:44:15

Page 6

660023998

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	CONC SLAB 10*30	0x0x0			1,500
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,500)		1,500	915	585
	FLV	FR CANOPY 362SF	0x0x0			7,692
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 7,692)		7,692	6,154	1,538
	FLV	CONC SLAB 362SF	0x0x0			1,810
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,810)		1,810	1,448	362
Total Site Improvement Value						2,485