



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:44:17
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024000 Parcel ID 000000-00-0-40010-011-0008 Cadastral ID 28-23-15-03800 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 264073 SANDERS, FRANK D & WANDA L FAMILY TRUST 14251 S 4050 RD OOLOGAH OK 74053-0000 Parcel Location Situs 00105 N MAPLE ST Subdivision OOLOGAH O T Lot/Block 0008 / 0011 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.44776652 -95.71008772 N 68.9' OF LOT 8 & N 68.9' OF E 25.6' OF LOT 7 BLOCK 11 OOLOGAH O T																																																																																																																									
Exemptions					Building Permits																																																																																																																				
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	7138		
Non-Ag Acres	0.112		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	4,878.00 x 1.25 = 6,098		
Factor Value	0		
Adjustments			
Lot Value	6,098		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	939411
Total Building Area	1,450	Image Date	9/15/2020
Total Base Value	201,072	Name	IMG_0108.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	201,072		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	156,836		
Economic Depreciation			
RCNLD (All Sources)	156,836		
Depreciated Improvements			
Outbuilding Value	2,230		
Total Improvement Value	159,066		
Land Value	6,098		
Cost Approach Value	165,164 113.91/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	2,230
Miscellaneous Income		Land Value	6,098
Effective Gross Income (EGI)		Total Appraised Value	165,164 113.91/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

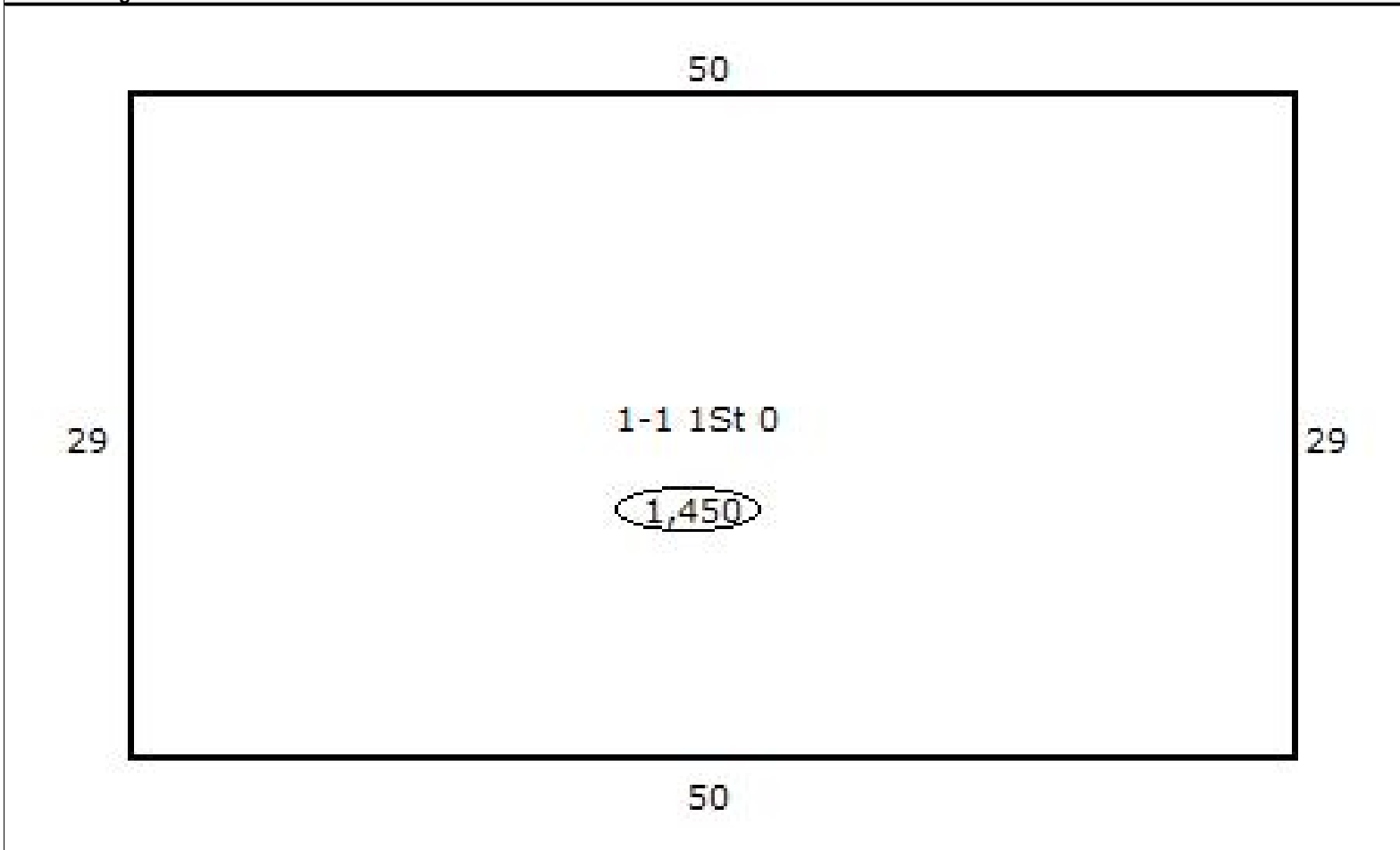
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Sketch Image

660024000



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	1-1 1St 0	1,450	1.000	1,450
Total Building Area						1,450		1,450



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Account 660024000
Parcel ID 000000-00-0-40010-011-0008
Cadastral ID 28-23-15-03800

Tax Area Code 31
Property Class UCP
Owners Name SANDERS, FRANK D & WANDA L

Building Data

Building ID 962
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,450
Average Perimeter 158
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1995
Effective Age 16
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 95 - Stud Vinyl Siding
Heating/Cooling 7 - Package Unit
Roof Type Gable
Roof Cover Composition

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 87.34
Wall Cost 33.35
HVAC Cost 17.98
Basement Cost 0.00
Total Base Cost 138.67
Total Area 1,450
Base RCN 201,072
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 201,072
Physical Depreciation 22%
Functional Depreciation
Total Depreciation 22% (44,236)
Total RCNLD 156,836
Lump Sums
Total Building Value 156,836 \$ 108.16 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			708
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.25 x 708)		3,717	1,487	2,230
Total Site Improvement Value				2,230