




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:56:31  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024033 <b>Parcel ID</b> 000000-00-0-40010-017-0011 <b>Cadastral ID</b> 28-23-15-04155 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 2 <b>Tax Area</b> 31 - OOLOGAH OT/NW FIRE <b>Name ID</b> 324341 HALBROOK PROPERTIES LLC  PO BOX 613 OOLOGAH OK 74053-0000  <b>Parcel Location</b> <b>Situs</b> 00110 S MAPLE <b>Subdivision</b> OOLOGAH O T <b>Lot/Block</b> 0011 / 0017 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 28 / 23 / 15 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p style="text-align: right; color: orange;">08/26/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.44679352 -95.70963617 S 40' OF W 17' OF LOT 10 & S 40' OF LOTS 11 & 12 BLOCK 17 OOLOGAH O T AND THE 10' STRIP VAC ST ADJ W SD LOT 12 BLOCK 17					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/18/2026  
 Time 07:56:31  
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	2680		
Non-Ag Acres	0.088		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	3,845.00 x 1.25 = 4,806		
Factor Value	0		
Adjustments			
Lot Value	4,806		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	939327
Total Building Area	1,240	Image Date	9/14/2020
Total Base Value	196,825	Name	IMG_0137.JPG
Modifier Value		Description	REVAL 2020
Misc Improvements			
Replacement Cost New	196,825		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	147,619		
Economic Depreciation			
RCNLD (All Sources)	147,619		
Depreciated Improvements			
Outbuilding Value	6,109		
Total Improvement Value	153,728		
Land Value	4,806		
Cost Approach Value	158,534	127.85/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	6,109
Miscellaneous Income		Land Value	4,806
Effective Gross Income (EGI)		Total Appraised Value	158,534 127.85/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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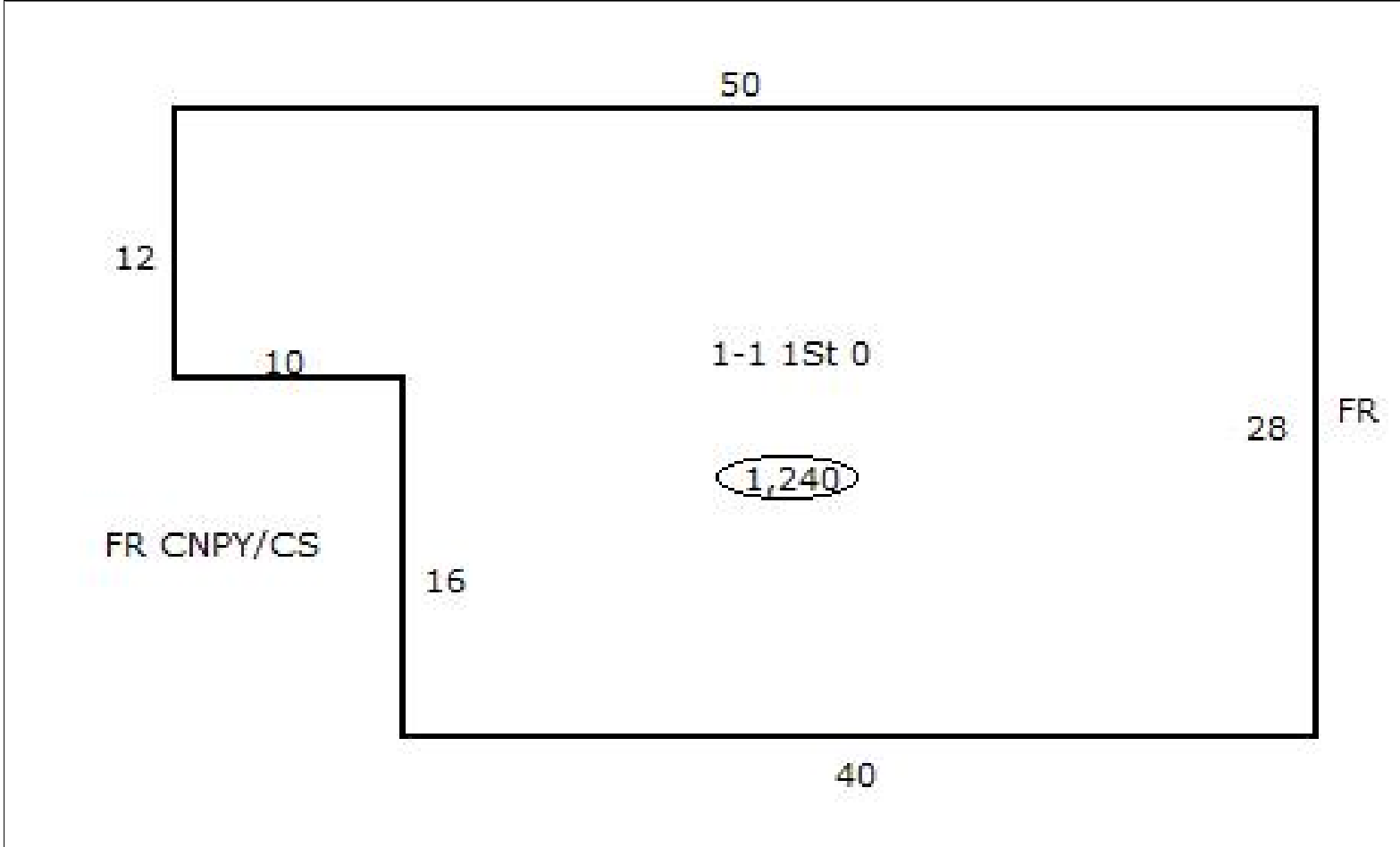
Date 04/18/2026

Time 07:56:31

Page 3

Sketch Image

660024033



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	1,240	1.000	1,240
2	N	0		13	FR CNPY/CS		0.000	
3	N	0		13	FR CNPY/CS		0.000	
<b>Total Building Area</b>						1,240		1,240



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Time 07:56:31  
Page 4

Account 660024033  
Parcel ID 000000-00-0-40010-017-0011  
Cadastral ID 28-23-15-04155

Tax Area Code 31  
Property Class UCP  
Owners Name HALBROOK PROPERTIES LLC

### Building Data

Building ID 979  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,240  
Average Perimeter 156  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1985  
Effective Age 21  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 95 - Stud Vinyl Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
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 99.23  
Wall Cost 42.78  
HVAC Cost 16.72  
Basement Cost 0.00  
Total Base Cost 158.73  
Total Area 1,240  
Base RCN 196,825  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 196,825  
Physical Depreciation 25%  
Functional Depreciation  
Total Depreciation 25% (49,206)  
Total RCNLD 147,619  
Lump Sums  
Total Building Value 147,619 \$ 119.05 Per SqFt



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Page 5

660024033

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	FRAME CANOPY 7*25	0x0x0			3,718
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 3,718)		3,718	1,413	2,305
	FLV	CONC SLAB 7*25	0x0x0			875
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 875)		875	333	542
	FLV	FRAME CANOPY 10*16	0x0x0			3,400
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 3,400)		3,400	1,292	2,108
	FLV	CONC SLAB 10*16	0x0x0			800
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 800)		800	304	496
	PAVA	PAVING - ASPHALT	0x0x0			418
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (5.25 x 418)		2,195	1,537	658
<b>Total Site Improvement Value</b>						<b>6,109</b>