



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660024049 <b>Parcel ID</b> 000000-00-0-40010-018-0009 <b>Cadastral ID</b> 28-23-15-04310 <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> 337876 COTTOM, GEORGE ADREN & SAMANTHA TRUST 9247 S 71ST E AVE TULSA OK 74133-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 00200 W ALTA AVE <b>Subdivision</b> OOLOGAH O T <b>Lot/Block</b> 0009 / 0018 <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																																																						
<b>Legal Description</b> Lot/Long: 36.44635511 -95.71015038					<b>Building Permits</b>																																																	
LOT 9 BLOCK 18 OOLOGAH O T					<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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					/	COTTOM, G ADREN	06/24/2022	0	WB																																													
					2035/76	COTTOM, GEORGE JR	06/18/2009	0	4																																													
					971/558	WALKER, ROBERT LEE {MRS}	10/20/1994	0	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>1999</td> <td>Land Value 15,239</td> <td>15,239</td> <td>11%</td> <td>1,676</td> <td>Assessed</td> <td>6,021</td> <td>651.36</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 79,031</td> <td>39,500</td> <td> </td> <td>4,345</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 94,270</td> <td>54,739</td> <td> </td> <td>6,021</td> <td>Total Taxable</td> <td>6,021</td> <td>651.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	1999	Land Value 15,239	15,239	11%	1,676	Assessed	6,021	651.36	Year Frozen	0	Improvements 79,031	39,500		4,345	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 94,270	54,739		6,021	Total Taxable	6,021	651.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024049	COTTOM, GEORGE ADREN &	31	97,306	0	5,734	620.00																																															
2024	2024-660024049	COTTOM, GEORGE ADREN &	31	49,651	0	5,461	572.00																																															
2023	2023-660024049	COTTOM, GEORGE ADREN &	31	73,542	0	8,089	841.00																																															
2022	2022-660024049	COTTOM, GEORGE ADREN &	31	73,560	0	8,091	838.00																																															
2021	2021-660024049	COTTOM, G ADREN	31	84,306	0	8,924	930.00																																															
2020	2020-660024049	COTTOM, G ADREN	31	95,736	0	8,499	899.00																																															
2019	2019-660024049	COTTOM, G ADREN	31	95,736	0	8,095	840.00																																															
2018	2018-660024049	COTTOM, G ADREN	31	70,085	0	7,709	828.00																																															
2017	2017-660024049	COTTOM, G ADREN	31	70,085	0	7,709	877.00																																															
2016	2016-660024049	COTTOM, G ADREN	31	70,085	0	7,709	799.00																																															
2015	2015-660024049	COTTOM, G ADREN	31	94,449	0	10,389	1,018.00																																															
2014	2014-660024049	COTTOM, G ADREN	31	94,449	0	10,389	1,016.00																																															
2013	2013-660024049	COTTOM, G ADREN	31	94,449	0	10,389	983.00																																															



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	11250		
Non-Ag Acres	0.28		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	12,191.00 x 1.25 = 15,239		
Factor Value	0		
Adjustments			
Lot Value	15,239		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	939308
Total Building Area	1,300	Image Date	9/14/2020
Total Base Value	199,849	Name	IMG_0153.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	199,849		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	77,941		
Economic Depreciation			
RCNLD (All Sources)	77,941		
Depreciated Improvements			
Outbuilding Value	1,090		
Total Improvement Value	79,031		
Land Value	15,239		
Cost Approach Value	94,270 72.52/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	1,090
Miscellaneous Income		Land Value	15,239
Effective Gross Income (EGI)		Total Appraised Value	94,270 72.52/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Sketch Image

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WOOD DECK

52

1-1 2St 0

1,300

25

25

52

### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	300		13	1-1 2St 0	1,300	1.000	1,300
2	N	0		13	WOOD DECK		0.000	
3	N	0		13	WOOD DECK		0.000	
<b>Total Building Area</b>						1,300		1,300



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Account 660024049  
Parcel ID 000000-00-0-40010-018-0009  
Cadastral ID 28-23-15-04310

Tax Area Code 31  
Property Class UCP  
Owners Name COTTOM, GEORGE ADREN &

### Building Data

Building ID 987  
Building Sequence 1  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,300  
Average Perimeter 77  
Number Of Storys 2.00  
Average Wall Ht 8.00  
Year Built 1970  
Effective Age 36  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 10 - Cavity Brick  
Heating/Cooling 8 - Warmed and Cooled Air  
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 81.10  
Wall Cost 58.49  
HVAC Cost 14.14  
Basement Cost 0.00  
Total Base Cost 153.73  
Total Area 1,300  
Base RCN 199,849  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 199,849  
Physical Depreciation 61%  
Functional Depreciation  
Total Depreciation 61% (121,908)  
Total RCNLD 77,941  
Lump Sums  
Total Building Value 77,941 \$ 59.95 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	WOOD DECK 4*52	0x0x0			2,589
	<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 2,589)		2,589	1,761	828
	FLV	WOOD DECK 4*12	0x0x0			818
	<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 818)		818	556	262
<b>Total Site Improvement Value</b>						<b>1,090</b>