



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
Account 660024111 Parcel ID 000000-00-0-40010-026-0007 Cadastral ID 28-23-15-04940 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 320025 SPI RENTALS LLC 123 N 7TH ST COLLINSVILLE OK 74021-0000 Parcel Location Situs 00112 W ATLAS AVE Subdivision OOLOGAH O T Lot/Block 0007 / 0026 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S004 - OOLOGAH SCHOOLS																																		
Legal Description Lot/Long: 36.44444921 -95.70958576																																		
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>C 2016 05 1</td> <td>R17-SENIOR APARTMENTS 6000 S QF</td> <td>05/2016</td> <td>01/2019</td> <td>560,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	C 2016 05 1	R17-SENIOR APARTMENTS 6000 S QF	05/2016	01/2019	560,000															
Number	Description	Opened	Closed	Amount																														
C 2016 05 1	R17-SENIOR APARTMENTS 6000 S QF	05/2016	01/2019	560,000																														
Exemptions					Sale History																													
<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						<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>2592/835</td> <td>SMALYGO PROPERTIES INC</td> <td>08/01/2016</td> <td>0</td> <td>4</td> </tr> <tr> <td>2513/24</td> <td>SNOOK, BOBBY J</td> <td>11/19/2015</td> <td>60,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2592/835	SMALYGO PROPERTIES INC	08/01/2016	0	4	2513/24	SNOOK, BOBBY J	11/19/2015	60,000	YES
Code	Type	Active	Maximum	Exemption																														
Bk/Pg	Grantor	Date	Price	Code																														
2592/835	SMALYGO PROPERTIES INC	08/01/2016	0	4																														
2513/24	SNOOK, BOBBY J	11/19/2015	60,000	YES																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																									
Remove Cap	2016		Land Value 15,760	15,760	11%	1,734	Assessed	58,444	6,322.56																									
Year Frozen	0		Improvements 515,540	515,540		56,710	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																									
TIF Project ID	0		Total Value 531,300	531,300		58,444	Total Taxable	58,444	6,323.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																											
2025	2025-660024111	SPI RENTALS LLC	31	531,300	0	58,444	6,323.00																											
2024	2024-660024111	SPI RENTALS LLC	31	531,300	0	58,444	6,121.00																											
2023	2023-660024111	SPI RENTALS LLC	31	894,721	0	74,696	7,768.00																											
2022	2022-660024111	SPI RENTALS LLC	31	903,087	0	71,139	7,364.00																											
2021	2021-660024111	SPI RENTALS LLC	31	615,917	0	67,751	7,064.00																											
2020	2020-660024111	SPI RENTALS LLC	31	714,161	0	78,431	8,296.00																											
2019	2019-660024111	SPI RENTALS LLC	31	714,161	0	74,696	7,752.00																											
2018	2018-660024111	SPI RENTALS LLC	31	646,718	0	71,139	7,639.00																											
2017	2017-660024111	SPI RENTALS LLC	31	647,168	0	71,189	8,095.00																											
2016	2016-660024111	SMALYGO PROPERTIES INC	31	61,467	0	6,762	700.00																											
2015	2015-660024111	SNOOK, BOBBY J	31	68,149	0	7,497	735.00																											
2014	2014-660024111	SNOOK, BOBBY J	31	68,647	0	7,552	739.00																											
2013	2013-660024111	SNOOK, BOBBY J	31	68,625	0	7,549	715.00																											



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 16,235.00 x 1.25 = 20,294</p> <p>Factor Value 0</p> <p>Adjustments 77.66%</p> <p>Lot Value 15,760</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 6,685</p> <p>Total Base Value 1,198,687</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 1,198,687</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 1,150,740</p> <p>Economic Depreciation 25%</p> <p>RCNLD (All Sources) 863,055</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 35,979</p> <p>Total Improvement Value 899,034</p> <p>Land Value 15,760</p> <p>Cost Approach Value 914,794 136.84/SqFt</p>	<p>Image ID 939792</p> <p>Image Date 9/17/2020</p> <p>Name IMG_0012.JPG</p> <p>Description REVAL 2021</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate 5.00%</p> <p>Indicated Value 531,300 79.48/SqFt</p>	<p>Selected Valuation Method Income Approach</p> <p>Total Improvement Value 35,979</p> <p>Land Value 15,760</p> <p>Total Appraised Value 531,300 79.48/SqFt</p>



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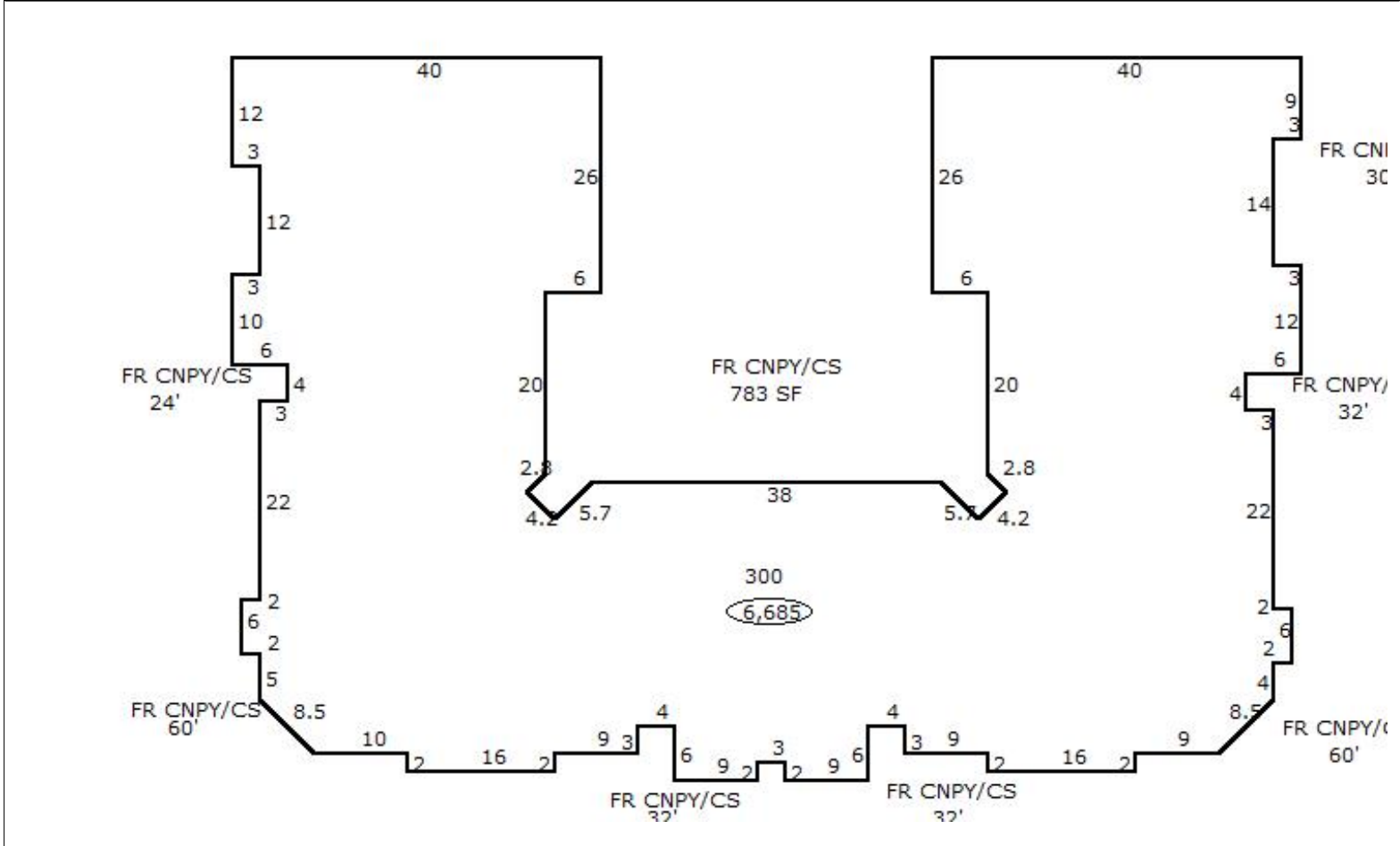
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	300		20	300	6,685	1.000	6,685
2	N	0		20	FR CNPY/CS		0.000	
3	N	0		20	783 SF		0.000	
4	N	0		20	FR CNPY/CS		0.000	
5	N	0		20	24'		0.000	
6	N	0		20	FR CNPY/CS		0.000	
7	N	0		20	60'		0.000	
8	N	0		20	FR CNPY/CS		0.000	
9	N	0		20	32'		0.000	
10	N	0		20	FR CNPY/CS		0.000	
11	N	0		20	32'		0.000	
12	N	0		20	FR CNPY/CS		0.000	
13	N	0		20	60'		0.000	
14	N	0		20	FR CNPY/CS		0.000	
15	N	0		20	32'		0.000	
16	N	0		20	FR CNPY/CS		0.000	
17	N	0		20	30'		0.000	
Total Building Area						6,685		6,685



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Account 660024111
Parcel ID 000000-00-0-40010-026-0007
Cadastral ID 28-23-15-04940

Tax Area Code 31
Property Class UCP
Owners Name SPI RENTALS LLC

Building Data

Building ID 4084
Building Sequence 1
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,685
Average Perimeter 572
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2016
Effective Age 5
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 7 - Brick, Solid
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 IMG_0012.JPG
Image Date 9/17/2020
Image Name IMG_0012.JPG
Description REVAL 2021

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 80.67
Wall Cost 84.50
HVAC Cost 14.14
Basement Cost 0.00
Total Base Cost 179.31
Total Area 6,685
Base RCN 1,198,687
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,198,687
Physical Depreciation 4%
Functional Depreciation
Total Depreciation 4% (47,947)
Total RCNLD 1,150,740
Lump Sums
Total Building Value 1,150,740 \$ 172.14 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	MASONRY STORAGE	16x12x0			4,800
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 4,800)		4,800		4,800
	FLV	FRAME CANOPY	16x6x0			1,915
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,915)		1,915		1,915
	FLV	FRAME CANOPY 2 @ 60'	0x0x0			2,394
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 2,394)		2,394		2,394
	FLV	FRAME CANOPY	0x0x0			1,915
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 1,915)		1,915		1,915
	FLV	CONC SLAB	0x0x0			15,621
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 15,621)		15,621	7,811	7,810
	FLV	CONC SLAB 783 SF	0x0x0			3,915
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 3,915)		3,915		3,915
	PAVA	PAVING - ASPHALT	0x0x0			4,500
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (2.94 x 4,500)		13,230		13,230
Total Site Improvement Value						35,979