



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:43:51
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Assessment Data					Primary Image																																																																																																																				
Account 660024157 Parcel ID 000000-00-0-40020-001-0006 Cadastral ID 28-23-15-05460 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 343177 HEC HOLDINGS LLC 17156 S 4102 RD CLAREMORE OK 74017-0000 Parcel Location Situs 00485 S HWY 169 Subdivision BRUNSON I Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.44188078 -95.70915332 LOT 6 BLOCK 1 BRUNSON I																																																																																																																									
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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	13204			
Non-Ag Acres	0.321			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	13,972.00 x 1.25 =			17,465
Factor Value	0			
Adjustments	203.26%			
Lot Value	35,499			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	939767	
Total Building Area	2,800	Image Date	9/17/2020	
Total Base Value	461,580	Name	IMG_0019.JPG	
Modifier Value		Description	REVAL 2021	
Misc Improvements				
Replacement Cost New	461,580			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	373,880			
Economic Depreciation				
RCNLD (All Sources)	373,880			
Depreciated Improvements				
Outbuilding Value	12,417			
Total Improvement Value	386,297			
Land Value	35,499			
Cost Approach Value	421,796	150.64/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	12,417	
Miscellaneous Income		Land Value	35,499	
Effective Gross Income (EGI)		Total Appraised Value	421,796	
Total Expenses			150.64/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



Rogers

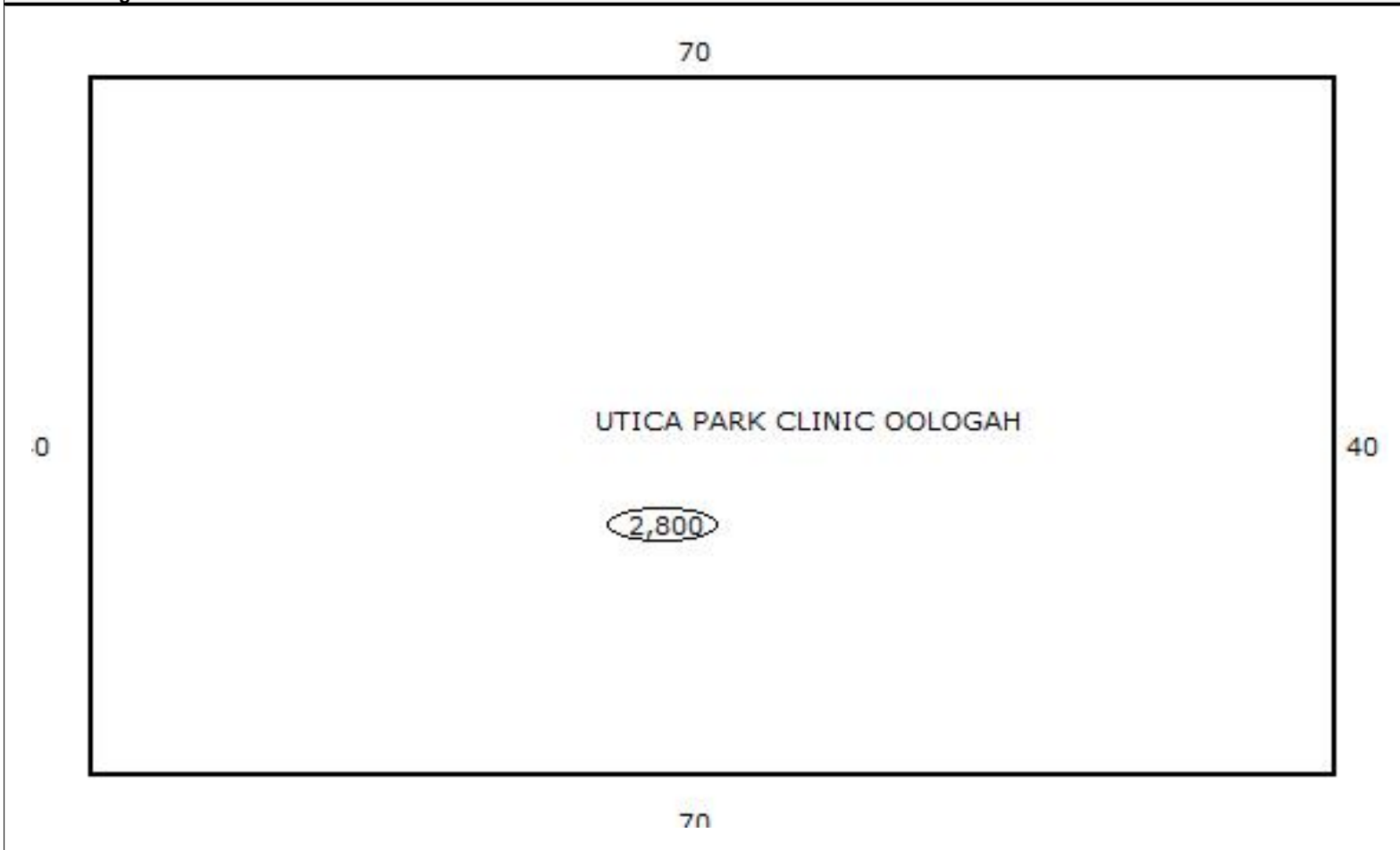
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Sketch Image

660024157



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	UTICA PARK CLINIC OOLOGAH	2,800	1.000	2,800
Total Building Area						2,800		2,800



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Account 660024157
Parcel ID 000000-00-0-40020-001-0006
Cadastral ID 28-23-15-05460

Tax Area Code 31
Property Class UCP
Owners Name HEC HOLDINGS LLC

Building Data

Building ID 565
Building Sequence 1
Occupancy 1 341 Medical Office 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,800
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 1995
Effective Age 12
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal 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 IMG_0019.JPG
Image Date 9/17/2020
Image Name IMG_0019.JPG
Description REVAL 2021

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 107.38
Wall Cost 42.15
HVAC Cost 15.32
Basement Cost 0.00
Total Base Cost 164.85
Total Area 2,800
Base RCN 461,580
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 461,580
Physical Depreciation 19%
Functional Depreciation
Total Depreciation 19% (87,700)
Total RCNLD 373,880
Lump Sums
Total Building Value 373,880 \$ 133.53 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
881	Stud Ashlar Stone Veneer	Area/Percent	35%		51,607
Total Modifier Value					51,607



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			2,784
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.46 x 2,784)			12,417			12,417
Total Site Improvement Value						12,417