



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:59:21
Page 1

Assessment Data					Primary Image				
Account	660025100								
Parcel ID	23N17E-29-3-00000-000-0000								
Cadastral ID	29-23-17-00300								
Property Type	REAL - Real Property								
Property Class	UC	VI Area 2							
Tax Area	33 - FOYIL OT/FOYIL FIRE								
Name ID	327371								
WOLF CANYON ENERGY GROUP LLC									
406 S BOULDER TULSA OK 74103-0000									
Parcel Location									
Situs	17295 E 400 RD								
Subdivision									
Lot/Block	/	Parcel Size 5.14 - Acres							
Sec/Twn/Rng	29 / 23 / 17 / 3								
Neighborhood	5001 - TASC 2016								
School District	S007 - FOYIL SCHOOLS								
Legal Description Lat/Long: 36.43870546 -95.51985058									
W2 SE SW & SW NE SW LESS RR & LESS TR COMM SW/C OF SW SE SW; TH E 274.11' TO POB; TH N 312.08'; TH E 270.25'; TH S 99.53'; TH S38-01-28 W 269.86'; TH W 204.05' TO POB & LESS TR COMM AT SW/C OF W/2 E/2 SW/4; TH N00-03-37W 531' TO POB; TH N00-03-37W 1456 34';									
Building Permits									
Number	Description	Opened	Closed	Amount					
R12	MEASURE BUILDINGS & PUT ON NEW	10/2011	01/2012						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LEPPER, JERRY & JOYCE ET AL	04/05/2019	462,000	YES					
2183/628	RUBEN GRIFFIN MINISTRIES-INC	07/21/2011	263,000	YES					
1413/787	RYEL, J D	10/10/2002	85,000	2					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	2020	Land Value	124,465	124,465	11%	13,691	Assessed	67,048	6,816.10
Year Frozen	0	Improvements	1,093,453	485,068		53,357	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,217,918	609,533		67,048	Total Taxable	67,048	6,816.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660025100	WOLF CANYON ENERGY GROUP LLC	33	1,222,373	0	63,856	6,491.00		
2024	2024-660025100	WOLF CANYON ENERGY GROUP LLC	33	552,865	0	60,815	6,340.00		
2023	2023-660025100	WOLF CANYON ENERGY GROUP LLC	33	623,016	0	68,205	7,112.00		
2022	2022-660025100	WOLF CANYON ENERGY GROUP LLC	33	590,521	0	64,957	6,797.00		
2021	2021-660025100	WOLF CANYON ENERGY GROUP LLC	33	592,724	0	65,199	6,641.00		
2020	2020-660025100	WOLF CANYON ENERGY GROUP LLC	33	548,580	0	60,344	6,390.00		
2019	2019-660025100	WOLF CANYON ENERGY GROUP LLC	33	771,200	0	61,212	6,501.00		
2018	2018-660025100	LEPPER, JERRY & JOYCE ET AL	33	752,065	0	58,296	6,079.00		
2017	2017-660025100	LEPPER, JERRY & JOYCE ET AL	33	752,065	0	55,521	5,804.00		
2016	2016-660025100	LEPPER, JERRY & JOYCE ET AL	33	752,065	0	52,877	5,722.00		
2015	2015-660025100	LEPPER, JERRY & JOYCE ET AL	33	457,809	0	50,359	5,401.00		
2014	2014-660025100	LEPPER, JERRY & JOYCE ET AL	33	457,809	0	50,359	5,321.00		
2013	2013-660025100	LEPPER, JERRY & JOYCE ET AL	33	457,809	0	50,359	5,202.00		



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Date 04/18/2026
 Time 07:59:21
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	5.14		
Non-Ag Acres	5.229		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	227,789.00 x .55 = 124,465		
Factor Value	0		
Adjustments			
Lot Value	124,465		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	940354
Total Building Area	20,684	Image Date	9/21/2020
Total Base Value	2,622,586	Name	IMG_0007.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements	27,306		
Replacement Cost New	2,649,892		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,899,727		
Economic Depreciation	45%		
RCNLD (All Sources)	1,044,850		
Depreciated Improvements			
Outbuilding Value	48,603		
Total Improvement Value	1,093,453		
Land Value	124,465		
Cost Approach Value	1,217,918 58.88/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	48,603
Miscellaneous Income		Land Value	124,465
Effective Gross Income (EGI)		Total Appraised Value	1,217,918 58.88/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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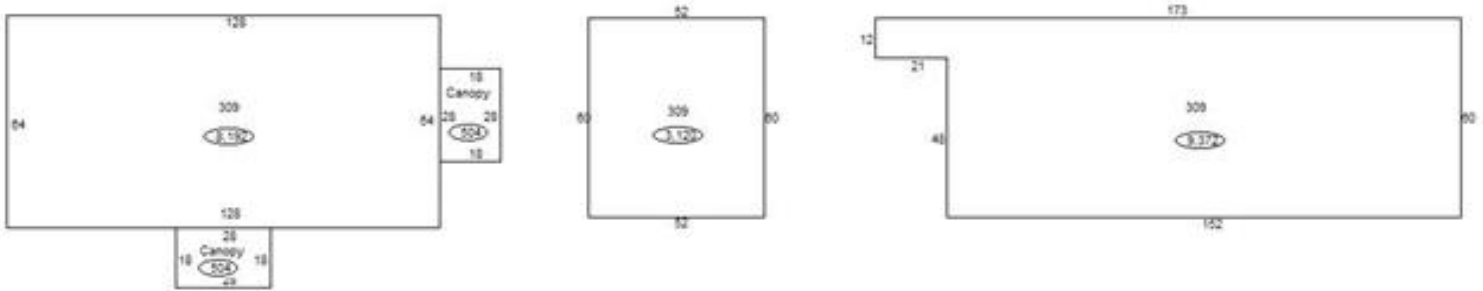
Date 04/18/2026

Time 07:59:21

Page 3

Sketch Image

660025100



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	309		40	309	8,192	1.000	8,192
2	C	309		40	309	3,120	1.000	3,120
3	C	309		40	309	9,372	1.000	9,372
4	M	CNCM		40	Canopy	504	1.000	504
5	M	CNCM		40	Canopy	504	1.000	504
Total Building Area						20,684		20,684



Rogers

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Date 04/18/2026
Time 07:59:21
Page 5

Account 660025100
Parcel ID 23N17E-29-3-00000-000-0000
Cadastral ID 29-23-17-00300

Tax Area Code 33
Property Class UC
Owners Name WOLF CANYON ENERGY GROUP LLC

Building Data

Building ID 2742
Building Sequence 2
Occupancy 1 309 Church 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,120
Average Perimeter 224
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2000
Effective Age 17
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
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 86.09
Wall Cost 19.12
HVAC Cost 28.58
Basement Cost 0.00
Total Base Cost 133.79
Total Area 3,120
Base RCN 417,425
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 417,425
Physical Depreciation 31%
Functional Depreciation
Total Depreciation 31% (129,402)
Total RCNLD 288,023
Lump Sums
Total Building Value 288,023 \$ 92.32 Per SqFt



Rogers

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Date 04/18/2026
Time 07:59:21
Page 6

Account 660025100
Parcel ID 23N17E-29-3-00000-000-0000
Cadastral ID 29-23-17-00300

Tax Area Code 33
Property Class UC
Owners Name WOLF CANYON ENERGY GROUP LLC

Building Data

Building ID 2743
Building Sequence 3
Occupancy 1 309 Church 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,372
Average Perimeter 466
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 2012
Effective Age 9
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
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 83.21
Wall Cost 15.01
HVAC Cost 28.58
Basement Cost 0.00
Total Base Cost 126.80
Total Area 9,372
Base RCN 1,188,370
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,188,370
Physical Depreciation 25%
Functional Depreciation
Total Depreciation 25% (297,093)
Total RCNLD 891,277
Lump Sums
Total Building Value 891,277 \$ 95.10 Per SqFt



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Date 04/18/2026

Time 07:59:21

Page 7

660025100

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EXLT	Exterior Lighting	0x0x0	Concrete		16
	Qual 3	Cond 3	Year 2000	Eff Age 13		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1,293.60 x 16)				20,698	16,558	4,140
PAVA		Paving - Asphalt	0x0x0	Paved-Asphalt		31,080
Qual 4		Cond 4	Year 2000	Eff Age 10		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.41 x 31,080)				105,983	83,727	22,256
PACN		Paving - Concrete	0x0x0	Concrete		8,610
Qual 4		Cond 4	Year 2000	Eff Age 10		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 8,610)				47,699	27,188	20,511
FLV		SF PAINTED MTL SIGN 4*10	0x0x0			2,120
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 2,120)				2,120	424	1,696
Total Site Improvement Value						48,603