



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:41:50
 Page 1

| Assessment Data | | | | | Primary Image | | | | |
|--|------------------|-----------------|-----------|-------------|------------------|---------------|---------------|---------|-------------|
| Account 660028539 Parcel ID 000000-00-0-40050-002-0004 Cadastral ID 33-23-15-04170 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 201944 FROST, HAROLD K TRUSTEE BUD FROST FAMILY TRUST PO BOX 743 OOLOGAH OK 74053-0743 Parcel Location Situs 12737 S OLD HWY 169 Subdivision COYOTE POINT IND PK Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 33 / 23 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S004 - OOLOGAH SCHOOLS | | | | | | | | | |
| Legal Description Lat/Long: 36.42722917 -95.71817886 LOT 4 BLOCK 2 COYOTE POINT IND PK | | | | | | | | | |
| | | | | | Building Permits | | | | |
| | | | | | Number | Description | Opened | Closed | Amount |
| | | | | | R9 | ROLL '09 | 10/2008 | 03/2009 | |
| Exemptions | | | | | Sale History | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax |
| Remove Cap | 0 | Land Value | 11,501 | 11,501 | 11% | 1,265 | Assessed | 5,987 | 647.68 |
| Year Frozen | 0 | Improvements | 54,797 | 42,925 | | 4,722 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | Total Value | 66,298 | 54,426 | | 5,987 | Total Taxable | 5,987 | 648.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660028539 | FROST, HAROLD K | 31 | 66,349 | 0 | 5,702 | 617.00 | | |
| 2024 | 2024-660028539 | FROST, HAROLD K | 31 | 62,206 | 0 | 5,431 | 569.00 | | |
| 2023 | 2023-660028539 | FROST, HAROLD K | 31 | 60,556 | 0 | 5,171 | 537.00 | | |
| 2022 | 2022-660028539 | FROST, HAROLD K | 31 | 58,476 | 0 | 4,926 | 510.00 | | |
| 2021 | 2021-660028539 | FROST, HAROLD K | 31 | 45,526 | 0 | 4,691 | 489.00 | | |
| 2020 | 2020-660028539 | FROST, HAROLD K | 31 | 45,526 | 0 | 4,468 | 473.00 | | |
| 2019 | 2019-660028539 | FROST, HAROLD K | 31 | 45,525 | 0 | 4,255 | 442.00 | | |
| 2018 | 2018-660028539 | FROST, HAROLD K | 31 | 42,713 | 0 | 4,053 | 435.00 | | |
| 2017 | 2017-660028539 | FROST, HAROLD K | 31 | 36,457 | 0 | 3,859 | 438.00 | | |
| 2016 | 2016-660028539 | FROST, HAROLD K | 31 | 36,457 | 0 | 3,676 | 381.00 | | |
| 2015 | 2015-660028539 | FROST, HAROLD K | 31 | 36,457 | 0 | 3,501 | 343.00 | | |
| 2014 | 2014-660028539 | FROST, HAROLD K | 31 | 36,457 | 0 | 3,334 | 326.00 | | |
| 2013 | 2013-660028539 | FROST, HAROLD K | 31 | 36,457 | 0 | 3,176 | 300.00 | | |



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 Time 07:41:50
 Page 2

| Lot Data | | Primary Image | |
|------------------------------|--------------------|---------------------------|-------------------|
| Lot Size | x | | |
| Lot Count | | | |
| Units Buildable | | | |
| Non-Ag Acres | | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | 0 | | |
| | 0 | | |
| Value Model | 1835 COMM | | |
| Value Method | Square-Foot | | |
| Base Lot Value | 23,153.00 x 1.25 = | 28,941 | |
| Factor Value | 0 | | |
| Adjustments | 39.74% | | |
| Lot Value | 11,501 | | |
| Cost Approach | | Image Information | |
| Manual Date | 01/2025 | Image ID | 1038143 |
| Total Building Area | 4,210 | Image Date | 4/2/2024 |
| Total Base Value | 273,987 | Name | 001.JPG |
| Modifier Value | | Description | |
| Misc Improvements | | | |
| Replacement Cost New | 273,987 | | |
| Phys/Func Depreciation Loss | () | | |
| RCN Less Phys/Func | 54,797 | | |
| Economic Depreciation | | | |
| RCNLD (All Sources) | 54,797 | | |
| Depreciated Improvements | | | |
| Outbuilding Value | | | |
| Total Improvement Value | 54,797 | | |
| Land Value | 11,501 | | |
| Cost Approach Value | 66,298 | 15.75/SqFt | |
| Income Approach | | Value Reconciliation | |
| Potential Gross Income (PGI) | | Selected Valuation Method | Cost Approach |
| Vacancy & Collection Loss | | Total Improvement Value | |
| Miscellaneous Income | | Land Value | 11,501 |
| Effective Gross Income (EGI) | | Total Appraised Value | 66,298 15.75/SqFt |
| Total Expenses | | | |
| Net Operating Income (NOI) | | | |
| Income Capitalization Rate | | | |
| Indicated Value | 0.00 | | |



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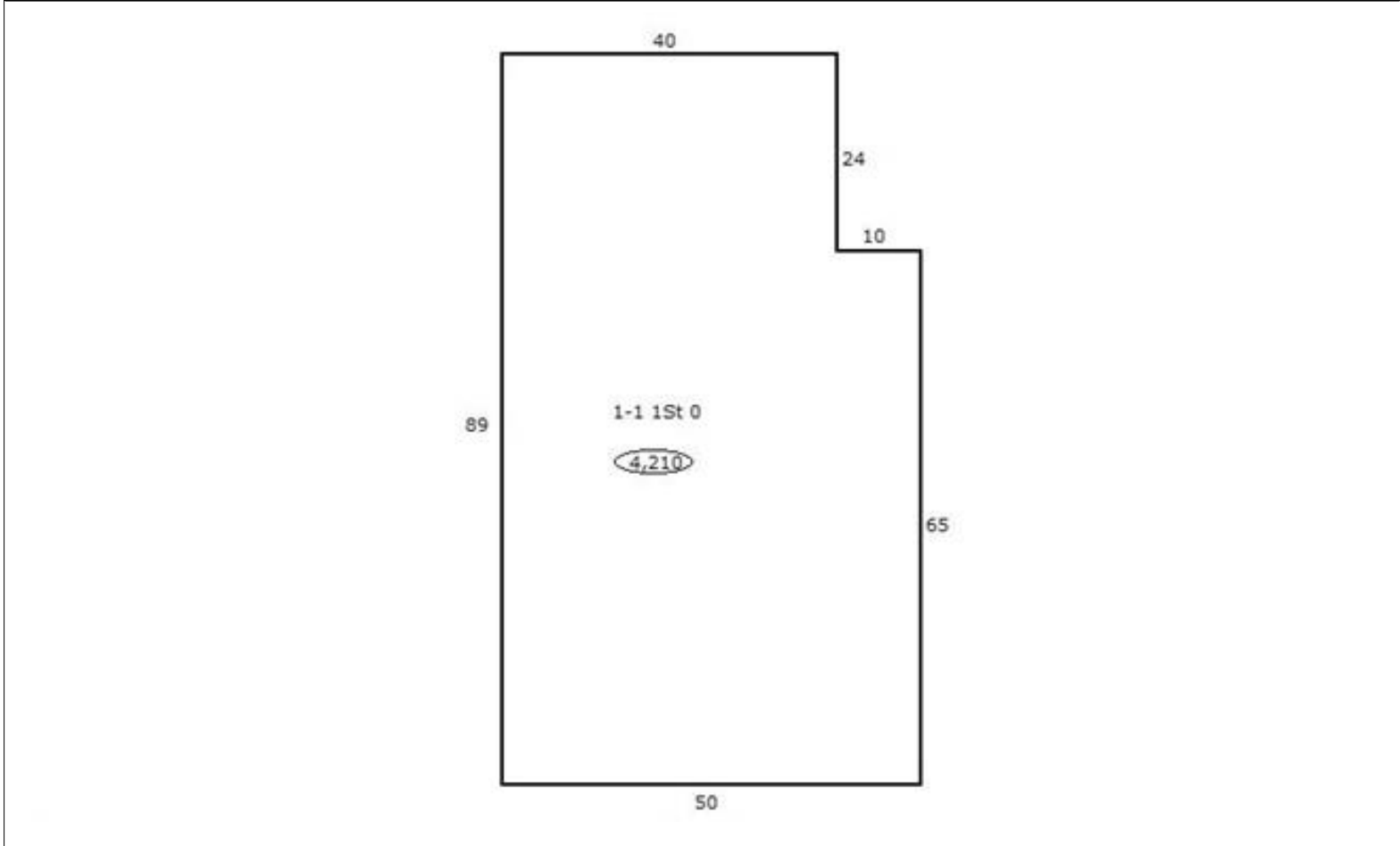
Date 04/18/2026

Time 07:41:50

Page 3

Sketch Image

660028539



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | C | 528 | | 20 | 1-1 1St 0 | 4,210 | 1.000 | 4,210 |
| Total Building Area | | | | | | 4,210 | | 4,210 |



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Date 04/18/2026
Time 07:41:50
Page 4

Account 660028539
Parcel ID 000000-00-0-40050-002-0004
Cadastral ID 33-23-15-04170

Tax Area Code 31
Property Class UCP
Owners Name FROST, HAROLD K

Building Data

Building ID 579
Building Sequence 1
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,210
Average Perimeter 278
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1970
Effective Age 36
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 001.JPG
Image Date 4/2/2024
Image Name 001.JPG
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 49.86
Wall Cost 15.22
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 65.08
Total Area 4,210
Base RCN 273,987
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 273,987
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (219,190)
Total RCNLD 54,797
Lump Sums
Total Building Value 54,797 \$ 13.02 Per SqFt