



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:41:48
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660028545 Parcel ID 23N15E-33-3-00000-000-0000 Cadastral ID 33-23-15-04700 Property Type REAL - Real Property Property Class UC VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 344638 WEATHERMAN, CATRINA PO BOX 135 OOLOGAH OK 74053-0000 Parcel Location Situs 12994 S OLD HWY 169 Subdivision Lot/Block / Parcel Size .27 - Acres Sec/Twn/Rng 33 / 23 / 15 / 3 Neighborhood 90000 - COMMERCIAL School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.42355590 -95.72218050																																																																																																																									
TR IN SW SW BEG IN SW/C N ALG W/L OF SEC 130' THENCE E TO W/L OF HWY #169 THENCE S ALG HWY TO S/L OF SEC THENCE W TO POB					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	22280		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	22,280.00 x 1.00 = 22,280		
Factor Value	0		
Adjustments			
Lot Value	22,280		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1038147
Total Building Area	3,060	Image Date	4/2/2024
Total Base Value	427,696	Name	001.JPG
Modifier Value		Description	
Misc Improvements			
Replacement Cost New	427,696		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	209,571		
Economic Depreciation			
RCNLD (All Sources)	209,571		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	209,571		
Land Value	22,280		
Cost Approach Value	231,851		
			75.77/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	22,280
Effective Gross Income (EGI)		Total Appraised Value	231,851
Total Expenses			75.77/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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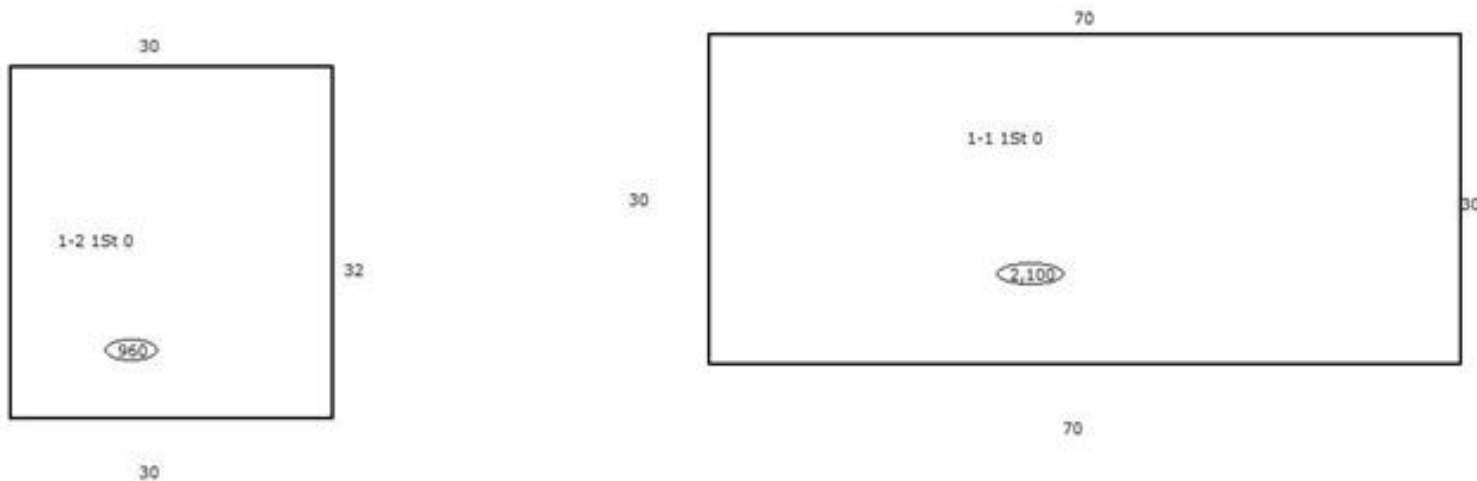
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Sketch Image

660028545



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	1-1 1St 0	2,100	1.000	2,100
2	C	300		13	1-2 1St 0	960	1.000	960
Total Building Area						3,060		3,060



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Account 660028545
Parcel ID 23N15E-33-3-00000-000-0000
Cadastral ID 33-23-15-04700

Tax Area Code 31
Property Class UC
Owners Name WEATHERMAN, CATRINA

Building Data

Building ID 35
Building Sequence 1
Occupancy 1 344 Office Building 69%
Occupancy 2 352 Multiple Res (Low Rise) 31%
Occupancy 3
Total Floor Area 3,060
Average Perimeter 324
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1974
Effective Age 30
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2.5 - Fair
Condition 2.5 - Fair
Exterior Wall 94 - Stud Textured Plywood
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 001.JPG
Image Date 4/2/2024
Image Name 001.JPG
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 89.17
Wall Cost 35.11
HVAC Cost 15.49
Basement Cost 0.00
Total Base Cost 139.77
Total Area 3,060
Base RCN 427,696
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 427,696
Physical Depreciation 51%
Functional Depreciation
Total Depreciation 51% (218,125)
Total RCNLD 209,571
Lump Sums
Total Building Value 209,571 \$ 68.49 Per SqFt