



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 660067237 Parcel ID 22N15E-06-4-00000-000-0000 Cadastral ID 06-22-15-00110 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 266211 COLPITT, JAMES RAY 402563 W 4000 RD COLLINSVILLE OK 74021-0000 Parcel Location Situs 13702 S HWY 169 Subdivision Lot/Block / Parcel Size 14.53 - Acres Sec/Twn/Rng 6 / 22 / 15 / 4 Neighborhood 5001 - TASC 2016 School District S004 - OOLOGAH SCHOOLS																													
Legal Description Lat/Long: 36.41502787 -95.74180776																													
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																									
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 colspan="5" style="height: 100px;"> </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>1058/626</td> <td>COLPITT, JAMES R TRUSTEE</td> <td>03/25/1997</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1058/626	COLPITT, JAMES R TRUSTEE	03/25/1997	0	No
Code	Type	Active	Maximum	Exemption																									
Bk/Pg	Grantor	Date	Price	Code																									
1058/626	COLPITT, JAMES R TRUSTEE	03/25/1997	0	No																									
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																				
Remove Cap	1998	Land Value	134,472	134,472	11%	14,792	Assessed	40,267	4,356.15																				
Year Frozen	0	Improvements	364,900	231,595		25,475	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	499,372	366,067		40,267	Total Taxable	40,267	4,356.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660067237	COLPITT, JAMES RAY			10	554,053	0	38,350	4,148.00																				
2024	2024-660067237	COLPITT, JAMES RAY			10	332,035	0	36,524	3,825.00																				
2023	2023-660067237	COLPITT, JAMES RAY			10	439,970	0	47,813	4,972.00																				
2022	2022-660067237	COLPITT, JAMES RAY			10	433,181	0	45,536	4,713.00																				
2021	2021-660067237	COLPITT, JAMES RAY			10	394,252	0	43,368	4,521.00																				
2020	2020-660067237	COLPITT, JAMES RAY			10	394,252	0	43,368	4,587.00																				
2019	2019-660067237	COLPITT, JAMES RAY			10	394,252	0	43,368	4,501.00																				
2018	2018-660067237	COLPITT, JAMES RAY			10	438,148	0	47,953	5,149.00																				
2017	2017-660067237	COLPITT, JAMES RAY			10	438,148	0	45,669	5,193.00																				
2016	2016-660067237	COLPITT, JAMES RAY			10	438,148	0	43,495	4,504.00																				
2015	2015-660067237	COLPITT, JAMES RAY			10	376,576	0	41,423	4,058.00																				
2014	2014-660067237	COLPITT, JAMES RAY			10	376,576	0	41,423	4,053.00																				
2013	2013-660067237	COLPITT, JAMES RAY			10	406,878	0	39,451	3,733.00																				



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	14.53		
Non-Ag Acres	14.38		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	626,408.00 x .36 = 224,120		
Factor Value	0		
Adjustments	60%		
Lot Value	134,472		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	999841
Total Building Area	21,000	Image Date	5/24/2022
Total Base Value	1,175,790	Name	IMG_0014.JPG
Modifier Value		Description	REVAL 2023
Misc Improvements			
Replacement Cost New	1,175,790		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	364,494		
Economic Depreciation			
RCNLD (All Sources)	364,494		
Depreciated Improvements			
Outbuilding Value	406		
Total Improvement Value	364,900		
Land Value	134,472		
Cost Approach Value	499,372		
			23.78/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	406
Miscellaneous Income		Land Value	134,472
Effective Gross Income (EGI)		Total Appraised Value	499,372
Total Expenses			23.78/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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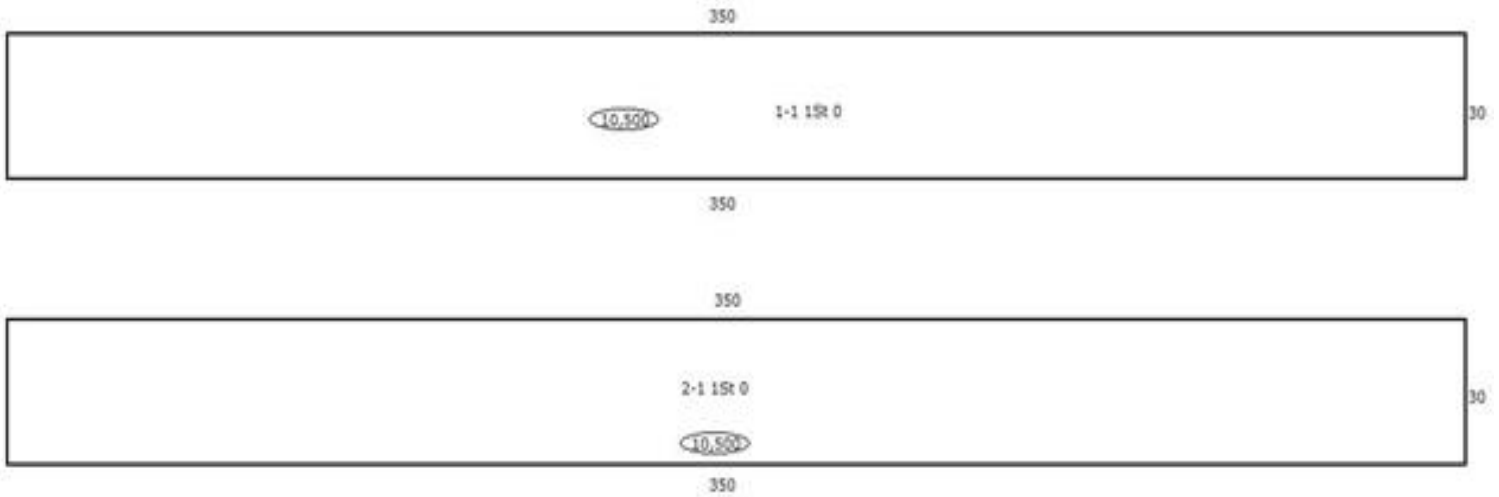
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		30	1-1 1St 0	10,500	1.000	10,500
2	C	386		30	2-1 1St 0	10,500	1.000	10,500
Total Building Area						21,000		21,000



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Account 660067237
Parcel ID 22N15E-06-4-00000-000-0000
Cadastral ID 06-22-15-00110

Tax Area Code 10
Property Class RC
Owners Name COLPITT, JAMES RAY

Building Data

Building ID 1151
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 10,500
Average Perimeter 760
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1997
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 1 - Low
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 IMG_0014.JPG
Image Date 5/24/2022
Image Name IMG_0014.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 42.83
Wall Cost 13.16
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 55.99
Total Area 10,500
Base RCN 587,895
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 587,895
Physical Depreciation 69%
Functional Depreciation
Total Depreciation 69% (405,648)
Total RCNLD 182,247
Lump Sums
Total Building Value 182,247 \$ 17.36 Per SqFt



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Account 660067237
Parcel ID 22N15E-06-4-00000-000-0000
Cadastral ID 06-22-15-00110

Tax Area Code 10
Property Class RC
Owners Name COLPITT, JAMES RAY

Building Data

Building ID 1152
Building Sequence 2
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 10,500
Average Perimeter 760
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1997
Effective Age 25
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
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Building Image



Image Information

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Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 42.83
Wall Cost 13.16
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 55.99
Total Area 10,500
Base RCN 587,895
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 587,895
Physical Depreciation 69%
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			210
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.44 x 210)			1,352	946		406
Total Site Improvement Value						406