



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:49:33
Page 1

Assessment Data					Primary Image														
Account 660075130 Parcel ID 000000-00-0-21628-009-0001 Cadastral ID 22-21-14-05750 Property Type REAL - Real Property Property Class UCP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 340465 AHLERT DENTAL PROPERTIES LLC 3057 SE BISON RD BARTLESVILLE OK 74006-0000 Parcel Location Situs 14600 E 88TH PL N Subdivision PRESTON LAKES Lot/Block 0001 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 5001 - TASC 2016 School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-05-23\IMG_0021.JPG 5/23/2022</p>														
Legal Description Lat/Long: 36.28082878 -95.81099848																			
LOT 1 BLOCK 9 PRESTON LAKES					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	JEFFREY J AHLERT DDS PLLC	12/14/2022	0	4										
					1243/248	PRESTON LAKES, LLC	08/17/2000	81,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2001		Land Value 33,973	33,973	11%	3,737	Assessed	50,851	4,981.36										
Year Frozen	0		Improvements 565,847	428,310		47,114	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 599,820	462,283		50,851	Total Taxable	50,851	4,981.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660075130	AHLERT DENTAL PROPERTIES LLC			40	586,032	0	48,430	4,744.00										
2024	2024-660075130	AHLERT DENTAL PROPERTIES LLC			40	419,305	0	46,124	4,431.00										
2023	2023-660075130	AHLERT DENTAL PROPERTIES LLC			40	532,319	0	58,555	5,487.00										
2022	2022-660075130	JEFFREY J AHLERT DDS PLLC			40	532,033	0	58,524	5,734.00										
2021	2021-660075130	JEFFREY J AHLERT DDS PLLC			40	549,434	0	60,438	5,847.00										
2020	2020-660075130	JEFFREY J AHLERT DDS PLLC			40	549,434	0	59,348	5,741.00										
2019	2019-660075130	JEFFREY J AHLERT DDS PLLC			40	548,670	0	56,522	5,473.00										
2018	2018-660075130	JEFFREY J AHLERT DDS PLLC			40	519,884	0	53,831	5,020.00										
2017	2017-660075130	JEFFREY J AHLERT DDS PLLC			40	519,884	0	51,267	4,824.00										
2016	2016-660075130	JEFFREY J AHLERT DDS PLLC			40	519,884	0	48,826	4,615.00										
2015	2015-660075130	JEFFREY J AHLERT DDS PLLC			40	422,738	0	46,501	4,433.00										
2014	2014-660075130	JEFFREY J AHLERT DDS PLLC			40	422,738	0	46,501	4,480.00										
2013	2013-660075130	JEFFREY J AHLERT DDS PLLC			40	422,738	0	46,501	4,382.00										



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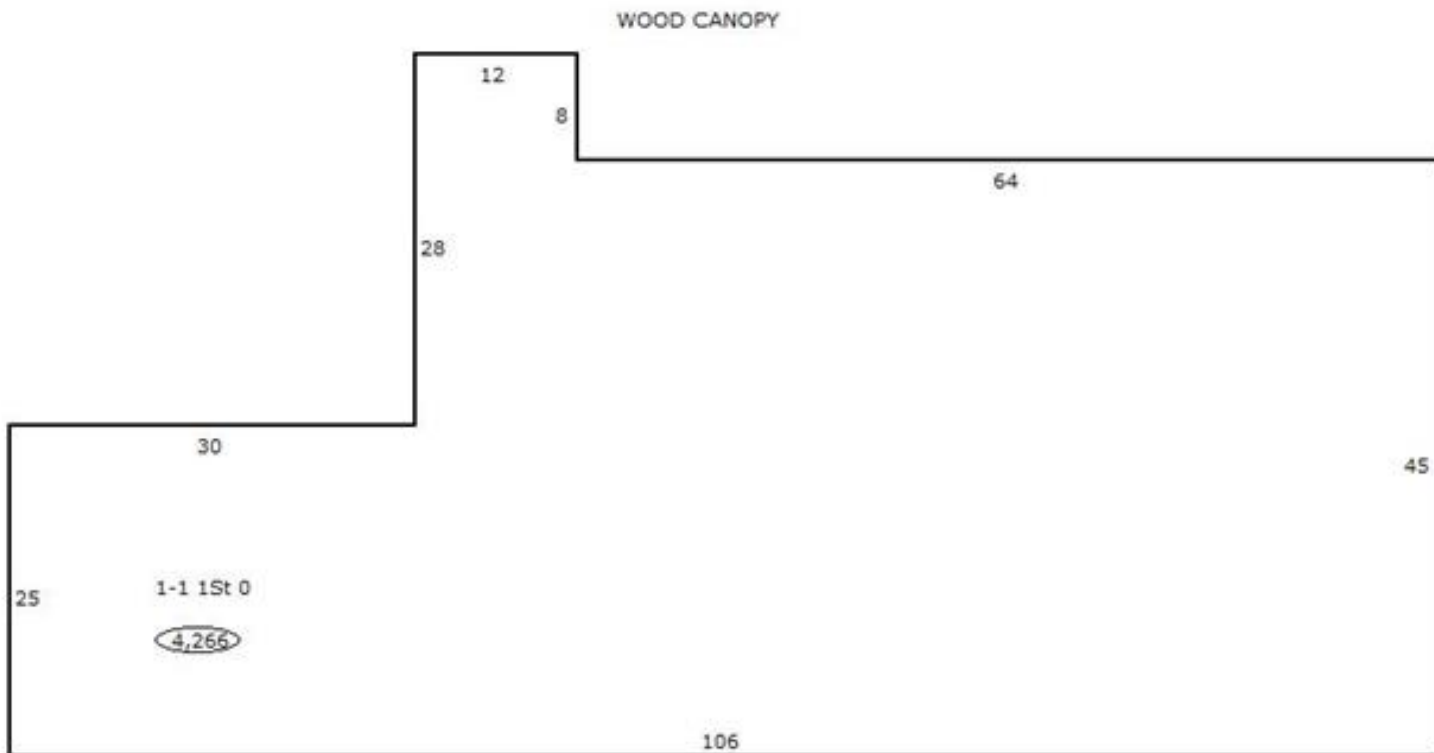
Date 04/18/2026

Time 07:49:33

Page 3

Sketch Image

660075130



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	341		13	1-1 1St 0	4,266	1.000	4,266
2	N	0		13	WOOD CANOPY		0.000	
Total Building Area						4,266		4,266



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Time 07:49:33
Page 4

Account 660075130
Parcel ID 000000-00-0-21628-009-0001
Cadastral ID 22-21-14-05750

Tax Area Code 40
Property Class UCP
Owners Name AHLERT DENTAL PROPERTIES LLC

Building Data

Building ID 2774
Building Sequence 1
Occupancy 1 341 Medical Office 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,266
Average Perimeter 318
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2000
Effective Age 10
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 4 - Good
Exterior Wall 96 - Stud Walls-Wood Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 106.38
Wall Cost 28.16
HVAC Cost 15.32
Basement Cost 0.00
Total Base Cost 149.86
Total Area 4,266
Base RCN 639,303
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 639,303
Physical Depreciation 15%
Functional Depreciation
Total Depreciation 15% (95,895)
Total RCNLD 543,408
Lump Sums
Total Building Value 543,408 \$ 127.38 Per SqFt



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Time 07:49:33

Page 5

660075130

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	WOOD CANOPY 608SF	0x0x0			12,920
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 12,920)			12,920	1,938	10,982
	PAVA	PAVING - ASPHALT	0x0x0			5,360
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (2.85 x 5,360)			15,276	3,819	11,457
Total Site Improvement Value						22,439