



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 660095402 Parcel ID 000000-00-0-40010-018-0005 Cadastral ID 28-23-15-04261 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 264073 SANDERS, FRANK D & WANDA L FAMILY TRUST 14251 S 4050 RD OOLOGAH OK 74053-0000 Parcel Location Situs 00215 W COOWEESCOOWEE AVE Subdivision OOLOGAH O T Lot/Block 0004 / 0018 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S004 - OOLOGAH SCHOOLS																																																										
Legal Description Lot/Long: 36.44692895 -95.71025915																																																										
Building Permits					REVAL 2021 9/14/2020																																																					
Legal Description LOT 3 BLOCK 18 OOLOGAH O T.					<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																																																	
					2341/896	PEARSON, DARREL L TRUSTEE	06/19/2013	0	9																																																	
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2014</td> <td>Land Value</td> <td>9,081</td> <td>9,081</td> <td>11%</td> <td>999</td> <td>Assessed</td> <td>2,590</td> <td>280.19</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>21,198</td> <td>14,465</td> <td></td> <td>1,591</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>30,279</td> <td>23,546</td> <td></td> <td>2,590</td> <td>Total Taxable</td> <td>2,590</td> <td>280.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2014	Land Value	9,081	9,081	11%	999	Assessed	2,590	280.19	Year Frozen	0	Improvements	21,198	14,465		1,591	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	30,279	23,546		2,590	Total Taxable	2,590	280.00
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Assessment History																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660095402	SANDERS, FRANK D & WANDA L	31	29,606	0	2,467	267.00																																																			
2024	2024-660095402	SANDERS, FRANK D & WANDA L	31	27,032	0	2,349	246.00																																																			
2023	2023-660095402	SANDERS, FRANK D & WANDA L	31	23,169	0	2,238	232.00																																																			
2022	2022-660095402	SANDERS, FRANK D & WANDA L	31	22,042	0	2,131	220.00																																																			
2021	2021-660095402	SANDERS, FRANK D & WANDA L	31	18,451	0	2,030	212.00																																																			
2020	2020-660095402	SANDERS, FRANK D & WANDA L	31	18,451	0	2,030	215.00																																																			
2019	2019-660095402	SANDERS, FRANK D & WANDA L	31	18,451	0	2,030	211.00																																																			
2018	2018-660095402	SANDERS, FRANK D & WANDA L	31	17,678	0	1,945	209.00																																																			
2017	2017-660095402	SANDERS, FRANK D &	31	17,678	0	1,945	221.00																																																			
2016	2016-660095402	SANDERS, FRANK D &	31	17,678	0	1,945	201.00																																																			
2015	2015-660095402	SANDERS, FRANK D &	31	25,175	0	2,769	272.00																																																			
2014	2014-660095402	SANDERS, FRANK D &	31	25,175	0	2,769	271.00																																																			
2013	2013-660095402	SANDERS, FRANK D &	31	23,476	0	2,582	245.00																																																			



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	9000		
Non-Ag Acres	0.167		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	7,265.00 x 1.25 = 9,081		
Factor Value	0		
Adjustments			
Lot Value	9,081		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	939312
Total Building Area	1,672	Image Date	9/14/2020
Total Base Value	105,988	Name	IMG_0150.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	105,988		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	21,198		
Economic Depreciation			
RCNLD (All Sources)	21,198		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	21,198		
Land Value	9,081		
Cost Approach Value	30,279 18.11/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	9,081
Effective Gross Income (EGI)		Total Appraised Value	30,279 18.11/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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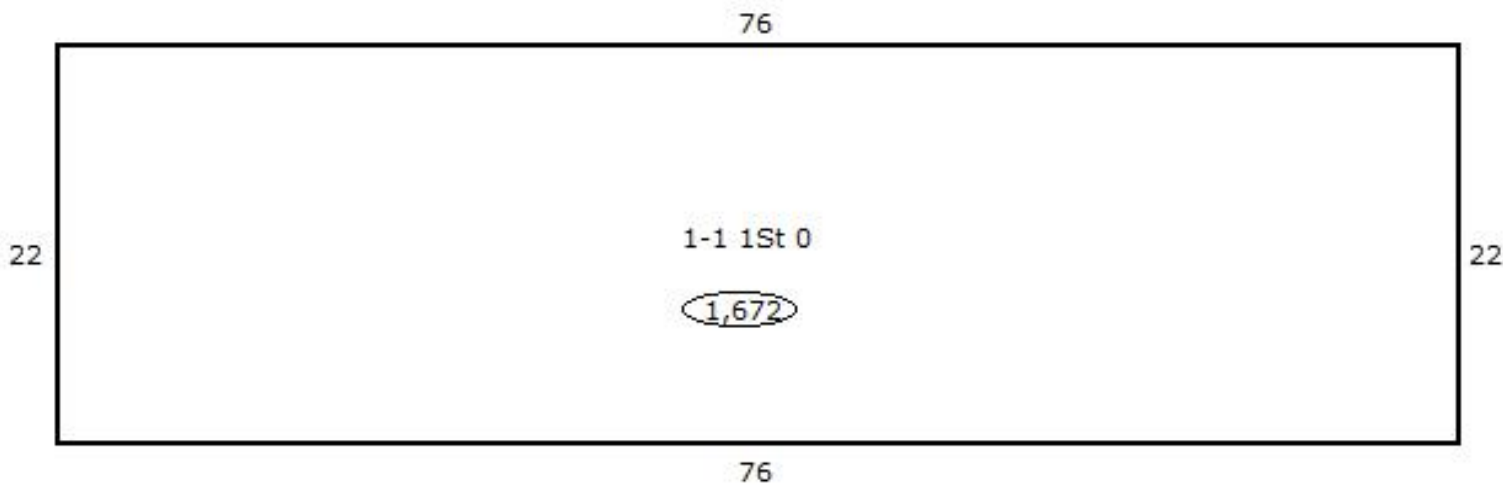
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Sketch Image

660095402



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		13	1-1 1St 0	1,672	1.000	1,672
Total Building Area						1,672		1,672



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Account 660095402
Parcel ID 000000-00-0-40010-018-0005
Cadastral ID 28-23-15-04261

Tax Area Code 31
Property Class UCP
Owners Name SANDERS, FRANK D & WANDA L

Building Data

Building ID 986
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,672
Average Perimeter 196
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1970
Effective Age 48
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 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 2
Zone Description
Base Cost 42.07
Wall Cost 21.32
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 63.39
Total Area 1,672
Base RCN 105,988
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 105,988
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (84,790)
Total RCNLD 21,198
Lump Sums
Total Building Value 21,198 \$ 12.68 Per SqFt