



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 660096500 Parcel ID 000000-00-0-40010-012-0011 Cadastral ID 28-23-15-03901 Property Type REAL - Real Property Property Class UCP VI Area 2 Tax Area 31 - OOLOGAH OT/NW FIRE Name ID 343558 ALLEN, GREGORY THOMAS 110 COOWESCOOWEE AVE W OOLOGAH OK 74053-0000 Parcel Location Situs 00110 COOWESCOOWEE AVE Subdivision OOLOGAH O T Lot/Block 0011 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 23 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S004 - OOLOGAH SCHOOLS																																		
Legal Description Lot/Long: 36.44749033 -95.70878760																																		
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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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>/</td> <td>JONES, KEVIN &</td> <td>01/28/2024</td> <td>216,500</td> <td>YES</td> </tr> <tr> <td>2373/658</td> <td>ROBISON, RANDALL K &</td> <td>12/13/2013</td> <td>125,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	JONES, KEVIN &	01/28/2024	216,500	YES	2373/658	ROBISON, RANDALL K &	12/13/2013	125,000	YES
Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
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/	JONES, KEVIN &	01/28/2024	216,500	YES																														
2373/658	ROBISON, RANDALL K &	12/13/2013	125,000	YES																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																									
Remove Cap	2025		Land Value 7,500	7,500	11%	825	Assessed	22,862	2,473.25																									
Year Frozen	0		Improvements 200,332	200,332		22,037	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-94.00																									
TIF Project ID	0		Total Value 207,832	207,832		22,862	Total Taxable	21,862	2,379.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660096500	ALLEN, GREGORY THOMAS			31	220,832	1000	23,292	2,533.00																									
2024	2024-660096500	ALLEN, GREGORY THOMAS			31	108,346	0	11,249	1,179.00																									
2023	2023-660096500	JONES, KEVIN &			31	97,394	0	10,713	1,114.00																									
2022	2022-660096500	JONES, KEVIN &			31	97,410	0	10,715	1,110.00																									
2021	2021-660096500	JONES, KEVIN &			31	110,253	0	12,128	1,264.00																									
2020	2020-660096500	JONES, KEVIN &			31	121,480	0	13,363	1,414.00																									
2019	2019-660096500	JONES, KEVIN &			31	121,480	0	13,363	1,387.00																									
2018	2018-660096500	JONES, KEVIN &			31	125,397	0	13,558	1,456.00																									
2017	2017-660096500	JONES, KEVIN &			31	125,397	0	12,912	1,468.00																									
2016	2016-660096500	JONES, KEVIN &			31	125,397	0	12,297	1,273.00																									
2015	2015-660096500	JONES, KEVIN &			31	106,471	0	11,712	1,147.00																									
2014	2014-660096500	JONES, KEVIN &			31	106,471	0	11,712	1,146.00																									



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 6,000.00 x 1.25 = 7,500</p> <p>Factor Value 0</p> <p>Adjustments 100%</p> <p>Lot Value 7,500</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 3,840</p> <p>Total Base Value 607,066</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 607,066</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 200,332</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 200,332</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 200,332</p> <p>Land Value 7,500</p> <p>Cost Approach Value 207,832 54.12/SqFt</p>	<p>Image ID 939357</p> <p>Image Date 9/14/2020</p> <p>Name IMG_0120.JPG</p> <p>Description REVAL 2021</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 7,500</p> <p>Total Appraised Value 207,832 54.12/SqFt</p>



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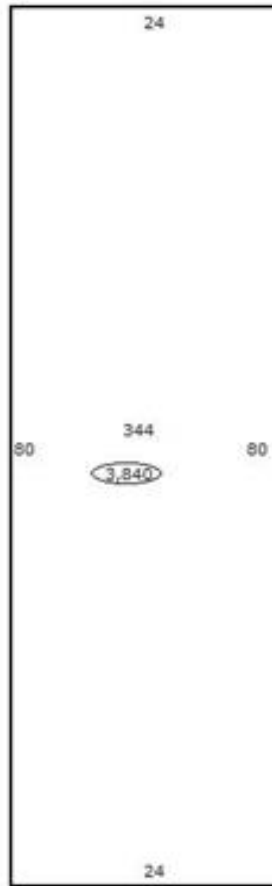
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Sketch Image

660096500



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		13	344	1,920	2.000	3,840
Total Building Area						1,920		3,840



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Account 660096500
Parcel ID 000000-00-0-40010-012-0011
Cadastral ID 28-23-15-03901

Tax Area Code 31
Property Class UCP
Owners Name ALLEN, GREGORY THOMAS

Building Data

Building ID 3523
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,840
Average Perimeter 208
Number Of Storys 2.00
Average Wall Ht 14.00
Year Built 1950
Effective Age 38
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Metal

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

Building Image



Image Information

Image Name 002.JPG
Image Date 2/21/2025
Image Name 002.JPG
Description 660096500_002.JPG

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 81.80
Wall Cost 59.57
HVAC Cost 16.72
Basement Cost 0.00
Total Base Cost 158.09
Total Area 3,840
Base RCN 607,066
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 607,066
Physical Depreciation 67%
Functional Depreciation
Total Depreciation 67% (406,734)
Total RCNLD 200,332
Lump Sums
Total Building Value 200,332 \$ 52.17 Per SqFt