



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660097645 <b>Parcel ID</b> 000000-00-0-00717-001-0002 <b>Cadastral ID</b> 16-23-15-04930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RCP VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 307013 VAN WYHE BROTHERS LLC  PO BOX 2393 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06905 E TUBELO AVE <b>Subdivision</b> SADDLE BACK ACRES <b>Lot/Block</b> 0002 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 16 / 23 / 15 / 5 <b>Neighborhood</b> 1068 - R-V02-NW CLAREMORE-OOLOGAH <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																																									
<b>Legal Description</b> Lot/Long: 36.47539518 -95.70706570																																																																																																									
<b>LOT 2 BLOCK 1 SADDLE BACK ACRES.</b>					<b>Building Permits</b>																																																																																																				
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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 LAND QUALITY</p> <p>Value Model 1067 SADDLEBACK ACRES (UNITS BUILDDAE)</p> <p>Value Method Units-Buildable</p> <p>Base Lot Value 13,500.00 x 1.00 = 13,500</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 13,500</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 18,750</p> <p>Total Base Value 1,454,334</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 1,454,334</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 1,398,253</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 1,398,253</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 1,398,253</p> <p>Land Value 13,500</p> <p>Cost Approach Value 1,411,753 75.29/SqFt</p>	<p>Image ID 1038132</p> <p>Image Date 4/2/2024</p> <p>Name 001.JPG</p> <p>Description</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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 13,500</p> <p>Total Appraised Value 1,411,753 75.29/SqFt</p>



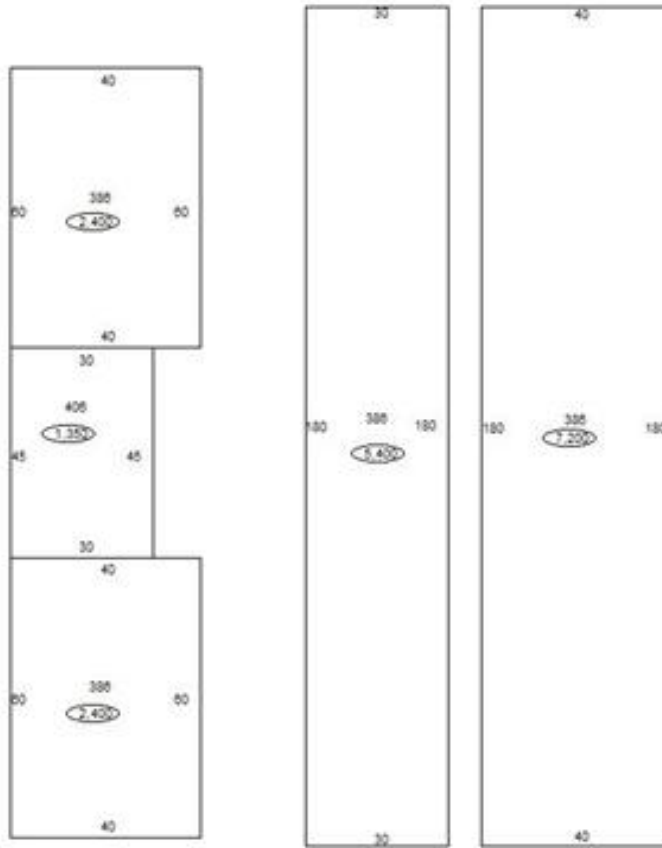
**Rogers**  
**Assessment Property Record Card for Tax Year 2026**

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Sketch Image

660097645



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		30	406	1,350	1.000	1,350
2	C	386		30	386	5,400	1.000	5,400
3	C	386		30	386	2,400	1.000	2,400
4	C	386		30	386	2,400	1.000	2,400
5	C	386		30	386	7,200	1.000	7,200
<b>Total Building Area</b>						<b>18,750</b>		<b>18,750</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

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Account 660097645  
Parcel ID 000000-00-0-00717-001-0002  
Cadastral ID 16-23-15-04930

Tax Area Code 10  
Property Class RCP  
Owners Name VAN WYHE BROTHERS LLC

### Building Data

Building ID 4964  
Building Sequence 1  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 7,200  
Average Perimeter 440  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2022  
Effective Age 2  
Construction Class 1 - Residential Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
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 001.JPG  
Image Date 4/2/2024  
Image Name 001.JPG  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 52.98  
Wall Cost 17.91  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 70.89  
Total Area 7,200  
Base RCN 510,408  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 510,408  
Physical Depreciation 2%  
Functional Depreciation  
Total Depreciation 2% (10,208)  
Total RCNLD 500,200  
Lump Sums  
Total Building Value 500,200 \$ 69.47 Per SqFt



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Account 660097645  
Parcel ID 000000-00-0-00717-001-0002  
Cadastral ID 16-23-15-04930

Tax Area Code 10  
Property Class RCP  
Owners Name VAN WYHE BROTHERS LLC

### Building Data

Building ID 4510  
Building Sequence 2  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,400  
Average Perimeter 200  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2019  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
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 001.JPG  
Image Date 4/2/2024  
Image Name 001.JPG  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 55.64  
Wall Cost 18.04  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 87.38  
Total Area 2,400  
Base RCN 209,712  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 209,712  
Physical Depreciation 5%  
Functional Depreciation  
Total Depreciation 5% (10,486)  
Total RCNLD 199,226  
Lump Sums  
Total Building Value 199,226 \$ 83.01 Per SqFt



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Account 660097645  
Parcel ID 000000-00-0-00717-001-0002  
Cadastral ID 16-23-15-04930

Tax Area Code 10  
Property Class RCP  
Owners Name VAN WYHE BROTHERS LLC

### Building Data

Building ID 4511  
Building Sequence 3  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,400  
Average Perimeter 200  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2019  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
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 4/2/2024  
Image Name 002.JPG  
Description 660097645\_002.JPG

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 55.64  
Wall Cost 18.04  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 87.38  
Total Area 2,400  
Base RCN 209,712  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 209,712  
Physical Depreciation 5%  
Functional Depreciation  
Total Depreciation 5% (10,486)  
Total RCNLD 199,226  
Lump Sums  
Total Building Value 199,226 \$ 83.01 Per SqFt



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Tax Area Code 10  
Property Class RCP  
Owners Name VAN WYHE BROTHERS LLC

### Building Data

Building ID 4374  
Building Sequence 4  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,350  
Average Perimeter 150  
Number Of Storys 1.00  
Average Wall Ht 15.00  
Year Built 2018  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
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 001.JPG  
Image Date 4/2/2024  
Image Name 001.JPG  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 49.31  
Wall Cost 35.07  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 98.08  
Total Area 1,350  
Base RCN 132,408  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 132,408  
Physical Depreciation 4%  
Functional Depreciation  
Total Depreciation 4% (5,296)  
Total RCNLD 127,112  
Lump Sums  
Total Building Value 127,112 \$ 94.16 Per SqFt



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Cadastral ID 16-23-15-04930

Tax Area Code 10  
Property Class RCP  
Owners Name VAN WYHE BROTHERS LLC

### Building Data

Building ID 4375  
Building Sequence 5  
Occupancy 1 386 Mini-Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,400  
Average Perimeter 420  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2018  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
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 4/2/2024  
Image Name 002.JPG  
Description 660097645\_002.JPG

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 55.77  
Wall Cost 16.84  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 72.61  
Total Area 5,400  
Base RCN 392,094  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 392,094  
Physical Depreciation 5%  
Functional Depreciation  
Total Depreciation 5% (19,605)  
Total RCNLD 372,489  
Lump Sums  
Total Building Value 372,489 \$ 68.98 Per SqFt