



# 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> 660100883 <b>Parcel ID</b> 23N15E-33-3-00000-000-0001 <b>Cadastral ID</b> 33-23-15-04510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 2 <b>Tax Area</b> 31 - OOLOGAH OT/NW FIRE <b>Name ID</b> 344965 YANG, CHOU & HOUA YANG & JACOB YANG 13301 E 132ND ST COLLINSVILLE OK 74021-0000																																																																																	
<b>Parcel Location</b> <b>Situs</b> 12732 S OLD HWY 169 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.57 - Acres <b>Sec/Twn/Rng</b> 33 / 23 / 15 / 3 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S004 - OOLOGAH SCHOOLS																																																																																	
<b>Legal Description</b> Lat/Long: 36.42793364 -95.72128370 TR DESC 2668-923 AS COMM SW/C SW NW SW; N01.1628W 222'; N88 4619E 33' TO POB; N01.1628W 196.02'; N88.4549E 612.43'; S15.1845W 204.57'; S89.4619W 554.03' TO POB.					<b>Building Permits</b> <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																																																																			
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Lot Data		Primary Image		
Lot Size	x			
Lot Count				
Units Buildable				
Non-Ag Acres				
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	111,949.00 x .76 =			84,920
Factor Value	0			
Adjustments	80.08%			
Lot Value	68,004			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1038152	
Total Building Area	11,760	Image Date	4/2/2024	
Total Base Value	950,326	Name	001.JPG	
Modifier Value		Description		
Misc Improvements				
Replacement Cost New	950,326			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	218,575			
Economic Depreciation				
RCNLD (All Sources)	218,575			
Depreciated Improvements				
Outbuilding Value	23,514			
Total Improvement Value	242,089			
Land Value	68,004			
Cost Approach Value	310,093	26.37/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	23,514	
Miscellaneous Income		Land Value	68,004	
Effective Gross Income (EGI)		Total Appraised Value	310,093	
Total Expenses			26.37/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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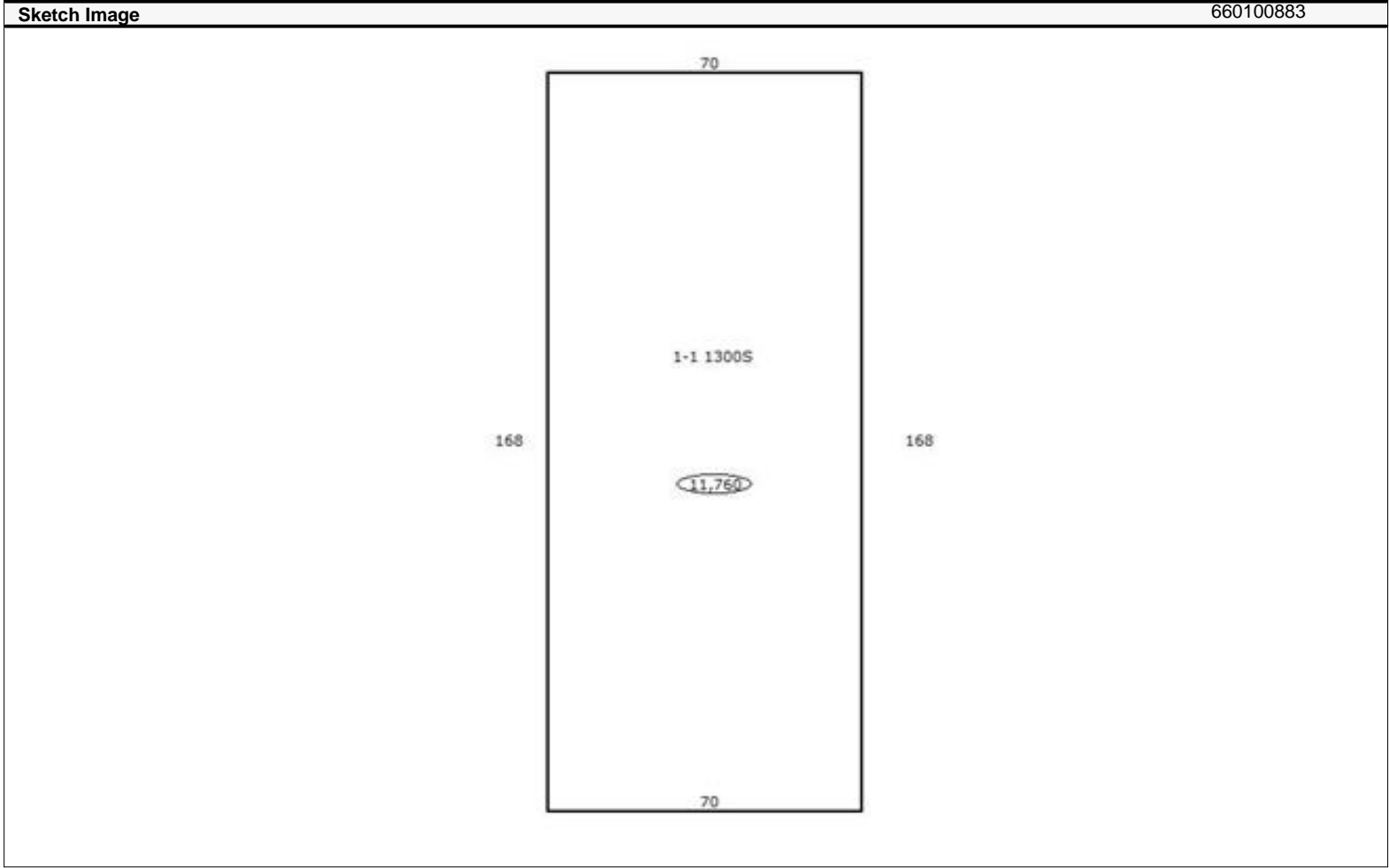
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Sketch Image

660100883



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		30	1-1 1300S	11,760	1.000	11,760
<b>Total Building Area</b>						11,760		11,760



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Parcel ID 23N15E-33-3-00000-000-0001  
Cadastral ID 33-23-15-04510

Tax Area Code 31  
Property Class UC  
Owners Name YANG, CHOU &

### Building Data

Building ID 1812  
Building Sequence 1  
Occupancy 1 718 Banquet Hall 50%  
Occupancy 2 406 Storage Warehouse 50%  
Occupancy 3  
Total Floor Area 11,760  
Average Perimeter 476  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1982  
Effective Age 28  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2.2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 7 - Package Unit  
Roof Type Flat  
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 001.JPG  
Image Date 4/2/2024  
Image Name 001.JPG  
Description

### Cost Calculations

Appraisal Zone 2  
Zone Description  
Base Cost 55.29  
Wall Cost 10.78  
HVAC Cost 14.74  
Basement Cost 0.00  
Total Base Cost 80.81  
Total Area 11,760  
Base RCN 950,326  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 950,326  
Physical Depreciation 77%  
Functional Depreciation  
Total Depreciation 77% (731,751)  
Total RCNLD 218,575  
Lump Sums  
Total Building Value 218,575 \$ 18.59 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			6,252
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2.84 x 6,252)		17,756	10,654	7,102

	PACN	PAVING - CONCRETE	0x0x0			8,000
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.42 x 8,000)		35,360	21,216	14,144

	LNT0	Lean to - Attached	0x0x0	Base	Formed Metal	324
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
	3	3		1520		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (8.75 x 324)		2,835	567	2,268

**Total Site Improvement Value 23,514**