



# 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>	660103642								
<b>Parcel ID</b>	22N14E-12-4-00000-001-0000								
<b>Cadastral ID</b>	12-22-14-02412								
<b>Property Type</b>	REAL - Real Property								
<b>Property Class</b>	RA	VI Area 2							
<b>Tax Area</b>	10 - OOLOGAH RURAL/NW FIRE								
<b>Name ID</b>	330053								
MITCHELL COMMERCIAL PROPERTIES LLC									
RON MITCHELL									
14625 S 4064 RD									
OOLOGAH OK 74053-0000									
<b>Parcel Location</b>									
<b>Situs</b>	14625 S 4064 RD								
<b>Subdivision</b>									
<b>Lot/Block</b>	/	<b>Parcel Size</b>	18.34 - Acres						
<b>Sec/Twn/Rng</b>	12 / 22 / 14 / 4								
<b>Neighborhood</b>	4010 - 22-14								
<b>School District</b>	S004 - OOLOGAH SCHOOLS								
<b>Legal Description</b>				\\tsclient\T\TOMMY DUNLAP\New folder (377)\IMG_0001.JPG 8/28/2024					
Lat/Long: 36.40197644 -95.76371283				<b>Building Permits</b>					
E2 E2 W2 NE LYING S HWY 169 & NE NW SE LESS W 25'				<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>	
				R25 248	NEW SFR 1500 SQ FT	08/2025	03/2026	75,000	
				R20	R22-SPLIT	05/2020	01/2022		
<b>Exemptions</b>				<b>Sale History</b>					
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	KOOKEN, LESTERAY	01/15/2020	58,000	19
<b>Parcel Valuation</b>									
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>
<b>Remove Cap</b>	2021	<b>Land Value</b>	2,877	2,877	11%	316	<b>Assessed</b>	11,594	1,254.26
<b>Year Frozen</b>		<b>Improvements</b>	102,523	102,523		11,278	<b>Penalty</b>	0	
<b>Uncapped Value</b>	70,872	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	105,400	105,400		11,594	<b>Total Taxable</b>	11,594	1,254.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660103642	MITCHELL COMMERCIAL PROPERTIES LLC			10	37,592	0	3,869	418.00
2024	2024-660103642	MITCHELL COMMERCIAL PROPERTIES LLC			10	2,877	0	316	33.00
2023	2023-660103642	MITCHELL COMMERCIAL PROPERTIES LLC			10	105,008	0	11,551	1,201.00
2022	2022-660103642	MITCHELL COMMERCIAL PROPERTIES LLC			10	102,690	0	11,296	1,170.00
2021	2021-660103642	MITCHELL COMMERCIAL PROPERTIES LLC			10	102,690	0	11,296	1,178.00
2020	2020-660103642	MITCHELL COMMERCIAL PROPERTIES LLC			10	2,597	0	286	30.00



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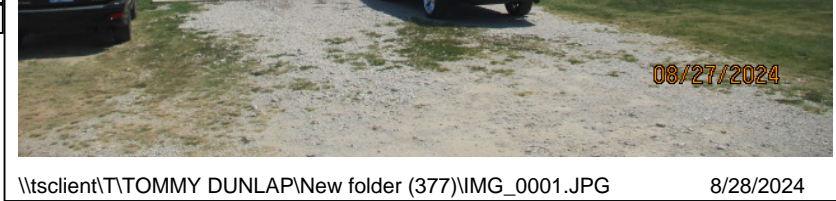
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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	540 / 540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	540
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2025 / 1



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	105.40	Total Misc Impr	+ 0				
Roofing Adj	+ 5.57	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 71,588				
Heat/Cool Adj	+ 10.30	Depreciation ( 1%)	- 716				
Plumbing Adj	+ 11.30	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 70,872				
Adj Base Cost	= 132.57	Lot Value	+ 0				
Total Area	x 540	Indicated Value	= 70,872				
Adjusted Cost	= 71,588	Value Per SqFt	131.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,872		
Lot Value			
Indicated Value	70,872	131.24	Per SqFt
Agland Value	2,877		
Site Improvements	31,651		
Total Value	105,400	195.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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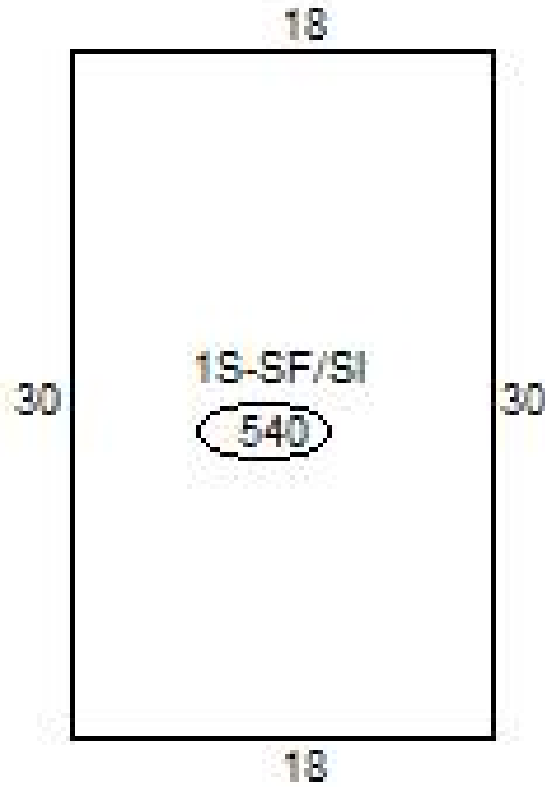
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	540	1.000	540
<b>Total Building Area</b>						540		540



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	ORIGINAL SHOP IS NOW ATT GAR	32x30x12	Concrete	Formed Metal	960
	Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (33.99 x 960)	32,630	32,630	979	31,651



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			16.400	165	165	2,709	2,709
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			2.000	84	84	168	168
<b>IMP PST Totals</b>						18.400			2,877	2,877
<b>Total Agland</b>						18.400			2,877	2,877