



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:30:42  
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Assessment Data				Primary Image					
Account	660109604			No Image On File					
Parcel ID	080242-0001-001-0-000-0								
Cadastral ID	07-22-15-01310								
Property Type	REAL - Real Property								
Property Class	RCP	VI Area	4						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	345648								
OOLOGAH 30985 LLC									
3114 E 81ST ST TULSA OK 74137-0000									
Parcel Location									
Situs	14189 S 4070 RD								
Subdivision	DG OOLOGAH								
Lot/Block	0001 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 22 / 15 / 5								
Neighborhood	-								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description				Building Permits					
Lot/Long: 36.40747923 -95.75405057				Number	Description	Opened	Closed	Amount	
LOT 1 BLOCK 1 DG OOLOGAH				C25	NEW DOLLAR GENERAL STORE	07/2025	11/2025		
				S24	S25 SPLIT	12/2024	07/2025		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BREWER, DANNY E &	11/12/2024	190,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax
Remove Cap	2025	Land Value	190,000	190,000	11%	20,900	Assessed	135,788	14,689.75
Year Frozen		Improvements	1,044,436	1,044,436		114,888	Penalty	0	
Uncapped Value	1,044,436	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,234,436	1,234,436		135,788	Total Taxable	135,788	14,690.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109604	OOLOGAH 30985 LLC			10	190,000	0	20,900	2,261.00



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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 190,000.00 x .59 = 112,238</p> <p>Factor Value 0</p> <p>Adjustments 169.283%</p> <p>Lot Value 190,000</p>	
Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area 10,388</p> <p>Total Base Value 895,134</p> <p>Modifier Value</p> <p>Misc Improvements 3,320</p> <p>Replacement Cost New 898,454</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 880,485</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 880,485</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 163,951</p> <p>Total Improvement Value 1,044,436</p> <p>Land Value 190,000</p> <p>Cost Approach Value 1,234,436 118.83/SqFt</p>	<p><b>Image Information</b></p> <p>Image ID</p> <p>Image Date</p> <p>Name</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 163,951</p> <p>Land Value 190,000</p> <p>Total Appraised Value 1,234,436 118.83/SqFt</p>



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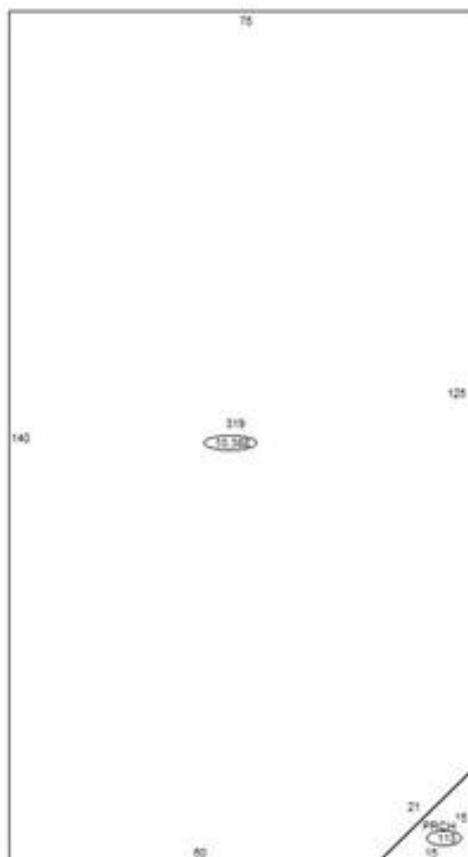
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Sketch Image

660109604



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	319		20	319	10,388	1.000	10,388
2	M	PRCH		20	PRCH	113	1.000	113
<b>Total Building Area</b>						10,388		10,388



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Account	660109604	Tax Area Code	10
Parcel ID	080242-0001-001-0-000-0	Property Class	RCP
Cadastral ID	07-22-15-01310	Owners Name	OOLOGAH 30985 LLC

### Building Data

Building ID	5166
Building Sequence	1
Occupancy 1	319 Discount Store 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	10,388
Average Perimeter	421
Number Of Storys	1.00
Average Wall Ht	12.00
Year Built	2025
Effective Age	1
Construction Class	7 - Pre-Engineered Steel Frame
Quality	3 - Average
Condition	3 - Average
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	8 - Warmed and Cooled Air
Roof Type	Shed
Roof Cover	Metal

### Building Image

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

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone	4	Manual Date	01/2025
Zone Description		Base Year	2026
Base Cost	61.56	Modifier Value	
Wall Cost	10.91	Total Replacement Cost	898,454
HVAC Cost	13.70	Physical Depreciation	2%
Basement Cost	0.00	Functional Depreciation	
Total Base Cost	86.17	Total Depreciation	2% (17,969)
Total Area	10,388	Total RCNLD	880,485
Base RCN	895,134	Lump Sums	
Misc Impr Value	3,320	Total Building Value	880,485 \$ 84.76 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		113	113	29.38		3,320
<b>Total Misc Improvement</b>							3,320

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Stud Brick Veneer	Area/Percent	5%		10,902
<b>Total Modifier Value</b>					10,902



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0			23,471
	Qual 6	Cond 6	Year 2025	Eff Age	0	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.94 x 23,471)				162,889		162,889
EXLT	Exterior Lighting		0x0x0			1
Qual 2		Cond 3	Year 2025	Eff Age	1	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (1,153.63 x 1)				1,154	92	1,062
<b>Total Site Improvement Value</b>						<b>163,951</b>