



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:59:34
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Assessment Data					Primary Image				
Account	660000097				<p>660000097_001.JPG 9/24/2025</p>				
Parcel ID	20N15E-01-2-00000-000-0000								
Cadastral ID	01-20-15-03300								
Property Type	REAL - Real Property								
Property Class	RC	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	326953								
HIGHWAY 266 STORAGE LLC									
5505 N BIRD CREEK AVE CATOOSA OK 74015-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	.75 - Acres						
Sec/Twn/Rng	1 / 20 / 15 / 2								
Neighborhood	5001 - TASC 2016								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24739896 -95.67250162									
Building Permits									
TR IN SW 10 AC LOT 4 LYING N & W OF RR & HWY									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CORNERSTONE BANK	02/20/2019	200,000	WB
					2601/75	ROSE EQUIPMENT INC	11/17/2016	0	WB
					1192/625	PLEMONS, JOE A	09/15/1999	871,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2020	Land Value	40,931	121	11%	13	Assessed	13	1.35
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	40,931	121	13	Total Taxable	13	1.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000097	HIGHWAY 266 STORAGE LLC	4	40,931	0	13	1.00		
2024	2024-660000097	HIGHWAY 266 STORAGE LLC	4	40,931	0	12	1.00		
2023	2023-660000097	HIGHWAY 266 STORAGE LLC	4	40,931	0	12	1.00		
2022	2022-660000097	HIGHWAY 266 STORAGE LLC	4	40,931	0	11	1.00		
2021	2021-660000097	HIGHWAY 266 STORAGE LLC	4	93	0	10	1.00		
2020	2020-660000097	HIGHWAY 266 STORAGE LLC	4	93	0	10	1.00		
2019	2019-660000097	HIGHWAY 266 STORAGE LLC	4	162	0	18	2.00		
2018	2018-660000097	CORNERSTONE BANK	4	162	0	18	2.00		
2017	2017-660000097	CORNERSTONE BANK	4	162	0	18	2.00		
2016	2016-660000097	ROSE EQUIPMENT INC	4	162	0	18	2.00		
2015	2015-660000097	ROSE EQUIPMENT INC	4	162	0	18	2.00		
2014	2014-660000097	ROSE EQUIPMENT INC	4	162	0	18	1.00		
2013	2013-660000097	ROSE EQUIPMENT INC	4	162	0	18	2.00		



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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 0</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 32,670.00 x 1.25 = 40,838</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 40,838</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 40,838</p> <p>Cost Approach Value 40,838</p>	<p>Image Information</p> <p>Image ID 1090420</p> <p>Image Date 9/24/2025</p> <p>Name 001.JPG</p> <p>Description 660000097_001.JPG</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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 40,838</p> <p>Total Appraised Value 40,931</p>	



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Agland Inventory

660000097

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNC	DENNIS SILT LOAM 3-5% SLO	TMBR	69			.750	124	124	93	93
TMBR Totals						0.750			93	93
Total Agland						0.750			93	93