




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660001255													
Parcel ID	20N16E-02-4-00000-000-0000													
Cadastral ID	02-20-16-01700													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 3												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	348811													
DC STORAGE LLC														
29913 S 4100 RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	25925 S RIVERBIRCH RD													
Subdivision														
Lot/Block	/	Parcel Size 10 - Acres												
Sec/Twn/Rng	2 / 20 / 16 / 4													
Neighborhood	2016 - UNPLATTED LAND													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.23602422 -95.56734406														
TR DESC 2025-015888 AS COMM SE/C SEC; S88.1902W 660.70' TO POB; S88.1902W 660.70'; N01.3244W 659.21'; N88.1855E 660.70'; S01 3244E 659.21' TO POB.														
Building Permits														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					/	DC STORAGE LLC	10/30/2025	0	4					
					/	LEE, ERNEST W	10/06/2023	240,000	21					
					/	LEE, EARNEST W	09/26/2023	0	4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax					
Remove Cap	2024	Land Value	1,916	1,916	11%	211	Assessed	12,814	1,064.20					
Year Frozen	2010	Improvements	145,820	114,571		12,603	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	147,736	116,487		12,814	Total Taxable	12,814	1,064.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660001255	DC STORAGE LLC			5	113,996	0	12,539	1,041.00					
2024	2024-660001255	DC STORAGE LLC			5	118,601	0	13,045	1,089.00					
2023	2023-660001255	LEE, ERNEST W			5	108,844	1000	7,116	593.00					
2022	2022-660001255	LEE, EARNEST W			5	108,852	1000	7,116	592.00					
2021	2021-660001255	LEE, EARNEST W			5	117,734	1000	7,116	604.00					
2020	2020-660001255	LEE, EARNEST W			5	118,199	1000	7,116	602.00					
2019	2019-660001255	LEE, EARNEST W			5	111,536	1000	7,117	616.00					
2018	2018-660001255	LEE, EARNEST W			5	115,490	1000	7,116	617.00					
2017	2017-660001255	LEE, EARNEST W			5	114,050	1000	7,116	580.00					
2016	2016-660001255	LEE, ERNEST W			5	111,040	1000	7,116	607.00					
2015	2015-660001255	LEE, ERNEST W			5	107,166	1000	7,116	601.00					
2014	2014-660001255	LEE, ERNEST W			5	110,631	1000	7,116	611.00					
2013	2013-660001255	LEE, ERNEST W			5	96,364	1000	7,116	620.00					




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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-15\IMG 9/15/2021						
Adjustments		GRM Approach						
Lot Value		GRM Code						
Residential Data		Gross Rent 0.00						
Type	1 Single Family Residence	Indicated Value						
Condition	4 - Good	Multiple Regression						
Quality	2 - Fair	MRA Code						
Architecture	LOG LOG	Adusted R						
Style	100% 1 1/2 Story Finished	Indicated Value						
Exterior Wall	100% Rustic Log	Direct Comparables						
Base/Total Area	968 / 1,496	Selection Model 1 Res						
Style	100% 1 1/2 Story Finished	Adjustment Model A2 AO Test						
HVAC	100% Warmed & Cooled Air	Comparables						
Roof Cover	1 Composition Shingle	Indicated Value						
Area on Slab	0	Value Reconciliation						
Fixture/RghIn	11 /	Selected Approach Cost Approach						
Bed/F/H Bath	3 / 2.0 /	Improvements 118,345						
Basement Area	968 Total	Lot Value						
Garage Type		Indicated Value 118,345 79.11 Per SqFt						
Remodel		Aglard Value 1,916						
Year/Eff Age	1978 / 29	Site Improvements 27,475						
Cost Approach		Total Value 147,736 98.75 Total Value Per SqFt						
Manual : 01/2025								
Base Cost	83.68	Total Misc Impr	+ 9,109					
Roofing Adj	+ 2.76	Garage Cost	+					
Subfloor Adj	+ 1.58	Total RCN	= 191,247					
Heat/Cool Adj	+ 10.30	Depreciation (41%)	- 78,411					
Plumbing Adj	+ 8.45	Lump Sums	+ 5,509					
Basement Adj	+ 14.98	RCNLD	= 118,345					
Adj Base Cost	= 121.75	Lot Value	+					
Total Area	x 1,496	Indicated Value	= 118,345					
Adjusted Cost	= 182,138	Value Per SqFt	79.11					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	3340	22x10		220	20.60		4,532
BALW	BALCONY - WOOD	3342	22x10		220	25.04		5,509



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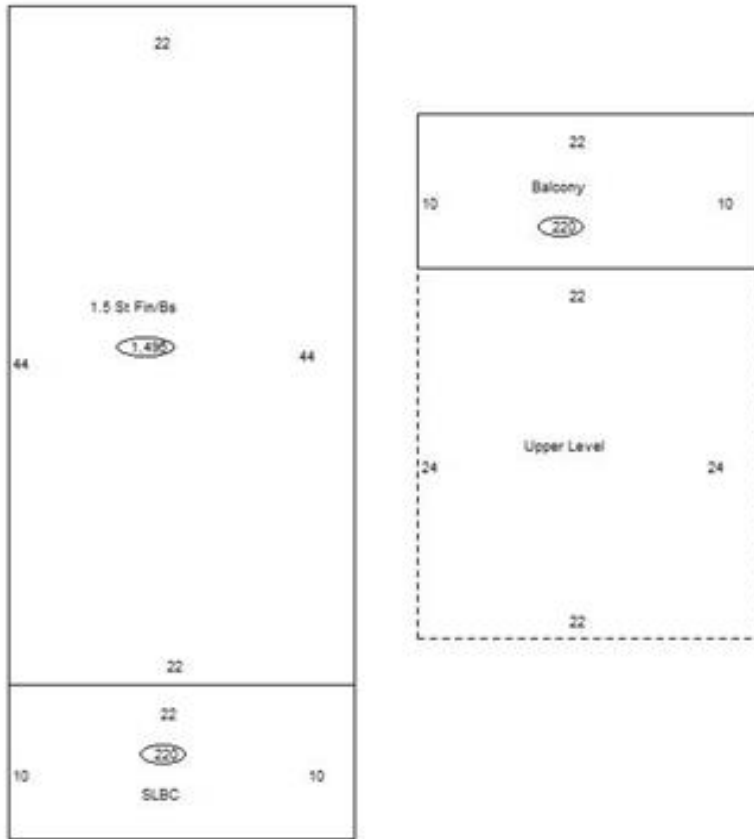
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	10	1.5 St Fin/Bs	968	1.545	1,496
2	M	PRCH		10	SLBC	220	1.000	220
3	U	^UL	Overhang	10	Upper Level	528	1.000	528
4	M	BALW		10	Balcony	220	1.000	220
Total Building Area						968		1,496



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
Qual	3	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (22.62 x 240)		5,429		5,429		1,520
3,909						
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
Qual	3	Cond 3	Year 2012	Eff Age 11		
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD
Base Cost (22.62 x 240)		5,429		5,429		2,389
3,040						
	BNGP	Barn - General Purpose1	35x40x10	Dirt	Galvanized Metal	1,400
Qual	2	Cond 2	Year 1985	Eff Age 41		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (19.39 x 1,400)		27,146		27,146		17,645
9,501						
	BNGP	Barn - General Purpose	40x45x10	Dirt	Galvanized Metal	1,800
Qual	2	Cond 2	Year 1985	Eff Age 41		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (17.50 x 1,800)		31,500		31,500		20,475
11,025						



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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
OS	OSAGE CLAY	TMBR	58			.041	104	104	4	4
TMBR Totals						0.041			4	4
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			9.959	192	192	1,912	1,912
NTV PST Totals						9.959			1,912	1,912
Total Agland						10.000			1,916	1,916