




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 12:20:10  
 Page 1

| Assessment Data                                      |                            |                       |              |             | Primary Image  |               |               |                 |  |
|--|----------------------------|-----------------------|--------------|-------------|--|---------------|---------------|-----------------|--|
| Account  | 660005900                  |                       |              |             |  <p>REVAL 2022 3/26/2021</p> |               |               |                 |  |
| Parcel ID  | 20N15E-07-3-00000-000-0000 |                       |              |             |  |               |               |                 |  |
| Cadastral ID   | 07-20-15-00100             |                       |              |             |  |               |               |                 |  |
| Property Type  | REAL - Real Property       |                       |              |             |  |               |               |                 |  |
| Property Class                                       | RC                         | VI Area               | 3            |             |  |               |               |                 |  |
| Tax Area   | 20 - CATOOSA RURAL         |                       |              |             |  |               |               |                 |  |
| Name ID  | 307933                     |                       |              |             |  |               |               |                 |  |
| KCDC PROPERTIES LLC                                  |                            |                       |              |             |  |               |               |                 |  |
| PO BOX 595<br>CATOOSA OK 74015-0000                  |                            |                       |              |             |  |               |               |                 |  |
| Parcel Location                                      |                            |                       |              |             |  |               |               |                 |  |
| Situs  | 05092 N 193RD E AVE        |                       |              |             |  |               |               |                 |  |
| Subdivision  |                            |                       |              |             |  |               |               |                 |  |
| Lot/Block  | /                          | Parcel Size           | 7.25 - Acres |             |  |               |               |                 |  |
| Sec/Twn/Rng  | 7 / 20 / 15 / 3            |                       |              |             |  |               |               |                 |  |
| Neighborhood   | 5001 - TASC 2016           |                       |              |             |  |               |               |                 |  |
| School District                                      | S002 - CATOOSA SCHOOLS     |                       |              |             |  |               |               |                 |  |
| Legal Description Lat/Long: 36.22680627 -95.76081978 |                            |                       |              |             |  |               |               |                 |  |
| N 660' W 14.50' ACRES OF GOVT LOT 3                  |                            |                       |              |             |  |               |               |                 |  |
| Building Permits                                     |                            |                       |              |             |  |               |               |                 |  |
| Number   | Description                | Opened                | Closed       | Amount      |  |               |               |                 |  |
| 6002   | PORTICO                    | 01/2001               | 07/2001      |             |  |               |               |                 |  |
| Exemptions   |                            |                       |              |             |  |               |               |                 |  |
| Code   | Type                       | Active                | Maximum      | Exemption   |  |               |               |                 |  |
| Sale History   |                            |                       |              |             |  |               |               |                 |  |
| Bk/Pg  | Grantor                    | Date                  | Price        | Code        |  |               |               |                 |  |
| /  | FELLOWSHIP TABERNACLE      | 09/23/2020            | 617,500      | YES         |  |               |               |                 |  |
| Parcel Valuation                                     |                            |                       |              |             |  |               |               |                 |  |
| Source   | REAL                       | Fair Cash             | Capped       | Asmnt Level | Assessed   | Levy Rate     | 92.860        | Current Tax     |  |
| Remove Cap   | 2021                       | Land Value            | 132,006      | 132,006     | 11%  | 14,521        | Assessed      | 76,628 7,115.68 |  |
| Year Frozen  | 0                          | Improvements          | 564,612      | 564,612     |  | 62,107        | Penalty       | 0               |  |
| Uncapped Value                                       | 0                          | Mobile Home           | 0            | 0           |  | 0             | Exemption     | 0 0.00          |  |
| TIF Project ID                                       | 0                          | Total Value           | 696,618      | 696,618     |  | 76,628        | Total Taxable | 76,628 7,116.00 |  |
| Assessment History                                   |                            |                       |              |             |  |               |               |                 |  |
| Tax Year   | Statement Number           | Billed Owner          | Tax Area     | Total Value | Exemptions   | Taxable Value | Billed Tax    |                 |  |
| 2025   | 2025-660005900             | KCDC PROPERTIES LLC   | 20           | 734,224     | 0  | 78,089        | 7,251.00      |                 |  |
| 2024   | 2024-660005900             | KCDC PROPERTIES LLC   | 20           | 719,388     | 0  | 74,370        | 6,728.00      |                 |  |
| 2023   | 2023-660005900             | KCDC PROPERTIES LLC   | 20           | 701,481     | 0  | 70,829        | 6,149.00      |                 |  |
| 2022   | 2022-660005900             | KCDC PROPERTIES LLC   | 20           | 613,237     | 0  | 67,456        | 5,872.00      |                 |  |
| 2021   | 2021-660005900             | KCDC PROPERTIES LLC   | 20           | 598,998     | 0  | 65,890        | 5,797.00      |                 |  |
| 2020   | 2020-660005900             | KCDC PROPERTIES LLC   | 20           | 537,729     | 0  |               | .00           |                 |  |
| 2019   | 2019-660005900             | FELLOWSHIP TABERNACLE | 20           | 537,729     | 0  |               | .00           |                 |  |
| 2018   | 2018-660005900             | FELLOWSHIP TABERNACLE | 20           | 492,321     | 0  |               | .00           |                 |  |
| 2017   | 2017-660005900             | FELLOWSHIP TABERNACLE | 20           | 492,321     | 0  |               | .00           |                 |  |
| 2016   | 2016-660005900             | FELLOWSHIP TABERNACLE | 20           | 84,004      | 0  |               | .00           |                 |  |
| 2015   | 2015-660005900             | FELLOWSHIP TABERNACLE | 20           | 84,004      | 0  |               | .00           |                 |  |
| 2014   | 2014-660005900             | FELLOWSHIP TABERNACLE | 20           | 84,004      | 0  |               | .00           |                 |  |
| 2013   | 2013-660005900             | FELLOWSHIP TABERNACLE | 20           | 84,004      | 0  |               | .00           |                 |  |



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 12:20:10  
Page 2

| Lot Data                     |                    | Primary Image             |               |
|------------------------------|--------------------|---------------------------|---------------|
| Lot Size                     | 0 x 0              |                           |               |
| Lot Count                    | 0                  |                           |               |
| Units Buildable              | 7.5                |                           |               |
| Non-Ag Acres                 | 6.292              |                           |               |
| Topography                   |                    |                           |               |
| Street Access                |                    |                           |               |
| Utilities                    |                    |                           |               |
| Amenities                    | 0                  |                           |               |
|                              | 0                  |                           |               |
| Value Model                  | 1835 COMM          |                           |               |
| Value Method                 | Square-Foot        |                           |               |
| Base Lot Value               | 274,061.00 x .50 = | 136,033                   |               |
| Factor Value                 | 0                  |                           |               |
| Adjustments                  | 97.04%             |                           |               |
| Lot Value                    | 132,006            |                           |               |
| Cost Approach                |                    | Image Information         |               |
| Manual Date                  | 01/2025            | Image ID                  | 953757        |
| Total Building Area          | 6,000              | Image Date                | 3/26/2021     |
| Total Base Value             | 861,240            | Name                      | IMG_0012.JPG  |
| Modifier Value               |                    | Description               | REVAL 2022    |
| Misc Improvements            | 31,993             |                           |               |
| Replacement Cost New         | 893,233            |                           |               |
| Phys/Func Depreciation Loss  | ()                 |                           |               |
| RCN Less Phys/Func           | 562,737            |                           |               |
| Economic Depreciation        |                    |                           |               |
| RCNLD (All Sources)          | 562,737            |                           |               |
| Depreciated Improvements     |                    |                           |               |
| Outbuilding Value            | 1,875              |                           |               |
| Total Improvement Value      | 564,612            |                           |               |
| Land Value                   | 132,006            |                           |               |
| Cost Approach Value          | 696,618            | 116.10/SqFt               |               |
| Income Approach              |                    | Value Reconciliation      |               |
| Potential Gross Income (PGI) |                    | Selected Valuation Method | Cost Approach |
| Vacancy & Collection Loss    |                    | Total Improvement Value   | 1,875         |
| Miscellaneous Income         |                    | Land Value                | 132,006       |
| Effective Gross Income (EGI) |                    | Total Appraised Value     | 696,618       |
| Total Expenses               |                    |                           | 116.10/SqFt   |
| Net Operating Income (NOI)   |                    |                           |               |
| Income Capitalization Rate   |                    |                           |               |
| Indicated Value              | 0.00               |                           |               |



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

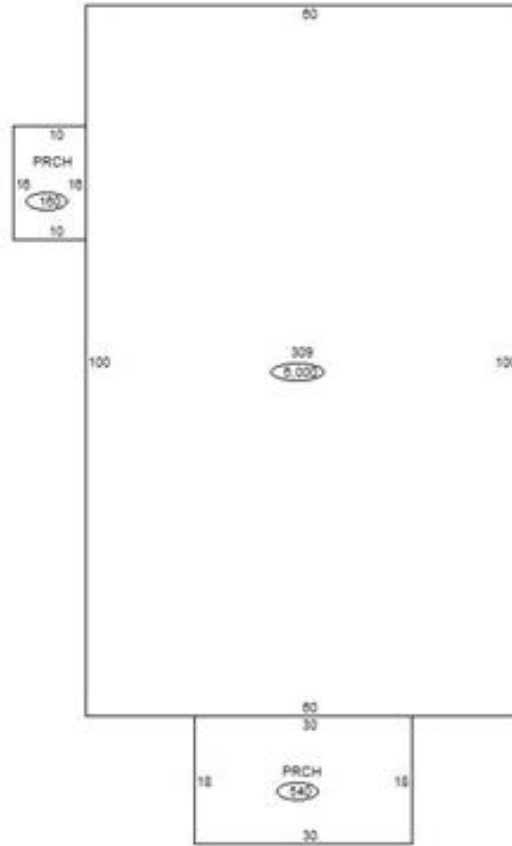
Date 04/17/2026

Time 12:20:10

Page 3

Sketch Image

660005900



### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1                          | C    | 309  |            | 20    | 309           | 6,000        | 1.000      | 6,000        |
| 2                          | M    | PRCH |            | 20    | PRCH          | 160          | 1.000      | 160          |
| 3                          | M    | PRCH |            | 20    | PRCH          | 540          | 1.000      | 540          |
| <b>Total Building Area</b> |      |      |            |       |               | <b>6,000</b> |            | <b>6,000</b> |



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 12:20:10  
Page 4

Account 660005900  
Parcel ID 20N15E-07-3-00000-000-0000  
Cadastral ID 07-20-15-00100

Tax Area Code 20  
Property Class RC  
Owners Name KCDC PROPERTIES LLC

### Building Data

Building ID 51  
Building Sequence 1  
Occupancy 1 309 Church 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,000  
Average Perimeter 320  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1980  
Effective Age 23  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 12 - Concrete Block  
Heating/Cooling 8 - Warmed and Cooled Air  
Roof Type Gable  
Roof Cover Composition

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

### Building Image



### Image Information

Image Name IMG\_0012.JPG  
Image Date 3/26/2021  
Image Name IMG\_0012.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 95.65  
Wall Cost 28.85  
HVAC Cost 19.04  
Basement Cost 0.00  
Total Base Cost 143.54  
Total Area 6,000  
Base RCN 861,240  
Misc Impr Value 31,993

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 893,233  
Physical Depreciation 37%  
Functional Depreciation  
Total Depreciation 37% (330,496)  
Total RCNLD 562,737  
Lump Sums  
Total Building Value 562,737 \$ 93.79 Per SqFt

### Miscellaneous Improvements

| Code                          | Description | Year | Size  | Units | Unit Cost | Depr | Value         |
|-------------------------------|-------------|------|-------|-------|-----------|------|---------------|
| PRCH                          | Porch       |      | 16x10 | 160   | 49.87     |      | 7,979         |
| PRCH                          | Porch       |      | 30x18 | 540   | 44.47     |      | 24,014        |
| <b>Total Misc Improvement</b> |             |      |       |       |           |      | <b>31,993</b> |

### Building Modifiers

| Code | Description | Units - 1 | Units - 2 | Units - 3 | Modifier Value |
|------|-------------|-----------|-----------|-----------|----------------|
|------|-------------|-----------|-----------|-----------|----------------|

error 18

**Total Modifier Value**



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 12:20:10

Page 5

660005900

### Outbuildings/Site Improvements

| Building Image | Code   | Description       | Dimensions | Floor      | Roofing | Total Units |
|----------------|--------|-------------------|------------|------------|---------|-------------|
|                | PACN   | Paving - Concrete | 0x0x0      | Concrete   |         | 1,600       |
|                | Qual 4 | Cond 4            | Year 1980  | Eff Age 18 |         |             |

| Valuation Summary                   | Modifier Total | RCN   | Depr (% Phys/ % Func) | RCNLD        |
|-------------------------------------|----------------|-------|-----------------------|--------------|
| Base Cost (5.86 x 1,600)            |                | 9,376 | 7,501                 | 1,875        |
| <b>Total Site Improvement Value</b> |                |       |                       | <b>1,875</b> |