



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 660005904 Parcel ID 20N15E-07-3-00000-000-0000 Cadastral ID 07-20-15-00900 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 CATOOSA OK 74015-0000 Parcel Location Situs Subdivision Lot/Block / Parcel Size 7.07 - Acres Sec/Twn/Rng 7 / 20 / 15 / 3 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\rln\Pictures\2017-05-08 05-08-17\05-08-17 003.J 5/11/2017</p>																																																					
Legal Description Lat/Long: 36.22498553 -95.76077717																																																										
W 14.50' AC OF LOT 3 LESS N 660' AND LESS S 16.50' THEREOF					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					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
					2268/642	CURTIS INVESTMENTS INC	08/30/2012	840,000	YES																																																	
					1742/867	CURTIS, JOHN R &	01/06/2006	174,500	5																																																	
					803/673			38,000	No																																																	
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.860</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value</td> <td>61,142</td> <td>61,142</td> <td>11%</td> <td>6,726</td> <td>Assessed</td> <td>6,888</td> <td>639.62</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>1,470</td> <td>1,470</td> <td> </td> <td>162</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>62,612</td> <td>62,612</td> <td> </td> <td>6,888</td> <td>Total Taxable</td> <td>6,888</td> <td>640.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	Remove Cap	2013	Land Value	61,142	61,142	11%	6,726	Assessed	6,888	639.62	Year Frozen	0	Improvements	1,470	1,470		162	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	62,612	62,612		6,888	Total Taxable	6,888	640.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660005904	KCDC PROPERTIES LLC	20	64,264	0	7,069	656.00																																																			
2024	2024-660005904	KCDC PROPERTIES LLC	20	64,264	0	7,069	639.00																																																			
2023	2023-660005904	KCDC PROPERTIES LLC	20	64,392	0	7,084	615.00																																																			
2022	2022-660005904	KCDC PROPERTIES LLC	20	64,264	0	7,069	615.00																																																			
2021	2021-660005904	KCDC PROPERTIES LLC	20	64,609	0	7,107	625.00																																																			
2020	2020-660005904	KCDC PROPERTIES LLC	20	64,609	0	7,107	629.00																																																			
2019	2019-660005904	KCDC PROPERTIES LLC	20	64,607	0	6,909	619.00																																																			
2018	2018-660005904	KCDC PROPERTIES LLC	20	59,818	0	6,580	586.00																																																			
2017	2017-660005904	KCDC PROPERTIES LLC	20	62,916	0	6,920	625.00																																																			
2016	2016-660005904	KCDC PROPERTIES LLC	20	62,916	0	6,920	615.00																																																			
2015	2015-660005904	KCDC PROPERTIES LLC	20	62,916	0	6,920	619.00																																																			
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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 307,969.00 x .47 = 144,510</p> <p>Factor Value 0</p> <p>Adjustments 42.31%</p> <p>Lot Value 61,142</p>										
Cost Approach			Image Information							
<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 1,470</p> <p>Total Improvement Value 1,470</p> <p>Land Value 61,142</p> <p>Cost Approach Value 62,612</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 & 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>	<table border="0"> <tr> <td>Selected Valuation Method</td> <td>Cost Approach</td> </tr> <tr> <td>Total Improvement Value</td> <td>1,470</td> </tr> <tr> <td>Land Value</td> <td>61,142</td> </tr> <tr> <td>Total Appraised Value</td> <td>62,612</td> </tr> </table>		Selected Valuation Method	Cost Approach	Total Improvement Value	1,470	Land Value	61,142	Total Appraised Value	62,612
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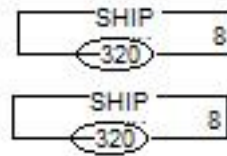
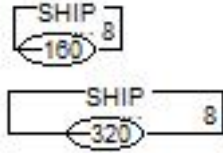
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Sketch Image

660005904



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	SHIP		50	SHIP	320	1.000	320
2	O	SHIP		50	SHIP	320	1.000	320
3	O	SHIP		50	SHIP	320	1.000	320
4	O	SHIP		50	SHIP	160	1.000	160

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHIP	Shipping/Storage Container	8x40x0	Dirt			320
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 320)			2,000	1,580		420
SHIP	Shipping/Storage Container	8x40x0	Dirt			320
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 320)			2,000	1,580		420
SHIP	Shipping/Storage Container	8x40x0	Dirt			320
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 320)			2,000	1,580		420
SHIP	Shipping/Storage Container	8x20x0	Dirt			160
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 160)			1,000	790		210
Total Site Improvement Value						1,470