



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 02:22:55
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| Assessment Data | | | | | Primary Image | | | | |
|---|-------------------------|--------------------------|------------------|------------------|---|------------------------------------|----------------------|----------------------|--------------------|
| Account 660005905 Parcel ID 20N15E-07-2-00000-000-0000 Cadastral ID 07-20-15-01000 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 317925 KJL PROPERTIES LLC 4730 N 193RD E AVE CATOOSA OK 74015-0000 Parcel Location Situs 05220 N 193RD E AVE Subdivision Lot/Block / Parcel Size 8.61 - Acres Sec/Twn/Rng 7 / 20 / 15 / 2 Neighborhood 6100 - UNPLATTED School District S002 - CATOOSA SCHOOLS | | | | | <p>\\tsclient\TCASEY\CASEY BOOTH COMMERCIAL VI\2021-11-4\II 4/29/2022</p> | | | | |
| Legal Description Lat/Long: 36.22889920 -95.76084330 | | | | | | | | | |
| W 14.4 AC LOT 2 LESS RAILROAD ROW LESS MAILBOX MONEY | | | | | Building Permits | | | | |
| | | | | | Number | Description | Opened | Closed | Amount |
| | | | | | C21-000037 | R22-NEW CONSTRUCTION | 05/2021 | 12/2023 | |
| Exemptions | | | | | Sale History | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | 2539/79 | K&D LANDINGS INC | 03/30/2016 | 0 | 4 |
| | | | | | 2508/592 | GREENHILL PROPERTIES LLC | 10/27/2015 | 47,000 | WG |
| | | | | | 1215/826 | OXLEY, JOHN C 1/2 INT & R H HARBAL | 02/09/2000 | 0 | No |
| | | | | | 1169/7 | OXLEY, JOHN C ET AL | 05/03/1999 | 0 | No |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.860 | Current Tax |
| Remove Cap | 0 | Land Value | 1,240 | 1,240 | 11% | 136 | Assessed | 136 | 12.63 |
| 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 | 1,240 | 1,240 | | 136 | Total Taxable | 136 | 13.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
| 2025 | 2025-660005905 | KJL PROPERTIES LLC | | | 20 | 1,240 | 0 | 136 | 13.00 |
| 2024 | 2024-660005905 | KJL PROPERTIES LLC | | | 20 | 1,240 | 0 | 136 | 12.00 |
| 2023 | 2023-660005905 | KJL PROPERTIES LLC | | | 20 | 1,240 | 0 | 136 | 12.00 |
| 2022 | 2022-660005905 | KJL PROPERTIES LLC | | | 20 | 1,240 | 0 | 136 | 12.00 |
| 2021 | 2021-660005905 | KJL PROPERTIES LLC | | | 20 | 1,240 | 0 | 136 | 12.00 |
| 2020 | 2020-660005905 | KJL PROPERTIES LLC | | | 20 | 1,994 | 0 | 219 | 19.00 |
| 2019 | 2019-660005905 | KJL PROPERTIES LLC | | | 20 | 1,994 | 0 | 219 | 20.00 |
| 2018 | 2018-660005905 | KJL PROPERTIES LLC | | | 20 | 1,994 | 0 | 219 | 19.00 |
| 2017 | 2017-660005905 | KJL PROPERTIES LLC | | | 20 | 1,994 | 0 | 219 | 20.00 |
| 2016 | 2016-660005905 | KJL PROPERTIES LLC | | | 20 | 1,994 | 0 | 219 | 19.00 |
| 2015 | 2015-660005905 | GREENHILL PROPERTIES LLC | | | 20 | 92,965 | 0 | 10,226 | 914.00 |
| 2014 | 2014-660005905 | GREENHILL PROPERTIES LLC | | | 20 | 92,965 | 0 | 10,226 | 925.00 |
| 2013 | 2013-660005905 | GREENHILL PROPERTIES LLC | | | 20 | 92,965 | 0 | 10,226 | 915.00 |



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| Lot Data | | Units-Buildable - UNPLATTED (UNITS BUILDABLE) |
|-----------------|--|---|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | | |
| Non-Ag Acres | | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | | LAND QUALITY |
| Method | | Units-Buildable |
| Base Lot Value | | |
| Factor Value | | |
| Adjustments | | |
| Lot Value | | |



\\tsclient\TCASEY\CASEY BOOTH COMMERCIAL VI\2021-11-4\ 4/29/2022

| Residential Data | |
|------------------|----|
| Type | |
| Condition | - |
| Quality | - |
| Architecture | |
| Style | |
| Exterior Wall | |
| Base/Total Area | / |
| Style | |
| HVAC | |
| Roof Cover | |
| Area on Slab | |
| Fixture/RghIn | / |
| Bed/F/H Bath | // |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | / |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|--|
| MRA Code | |
| Adjusted R | |
| Indicated Value | |

Direct Comparables

| | |
|------------------|------------|
| Selection Model | 1 Res |
| Adjustment Model | A2 AO Test |
| Comparables | |
| Indicated Value | |

Value Reconciliation

| | |
|-------------------|---------------------------------|
| Selected Approach | Cost Approach |
| Improvements | |
| Lot Value | |
| Indicated Value | 0.00 Per SqFt |
| Agland Value | 1,240 |
| Site Improvements | |
| Total Value | 1,240 0.00 Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|--------|--------------------|------|
| Base Cost | 0.00 | Total Misc Impr | + 0 |
| Roofing Adj | + 0.00 | Garage Cost | + 0 |
| Subfloor Adj | + 0.00 | Total RCN | = 0 |
| Heat/Cool Adj | + 0.00 | Depreciation (0%) | - 0 |
| Plumbing Adj | + 0.00 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 0 |
| Adj Base Cost | = 0.00 | Lot Value | + 0 |
| Total Area | x | Indicated Value | = 0 |
| Adjusted Cost | = 0 | Value Per SqFt | 0.00 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|-------------|-----------|------|------|-------|-----------|------|-------|
|------|-------------|-----------|------|------|-------|-----------|------|-------|



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Agland Inventory

660005905

| Soi | Description | Land Use | LPI | Adj Type | Adj Code | Acres | Use/Acre | Mkt/Acre | Use Value | Market Value |
|---------------------|---------------------------|----------|-----|----------|----------|-------|----------|----------|-----------|--------------|
| CHB | CHOTEAU SILT LOAM 1-3% SL | TMBR | 80 | | | .780 | 144 | 144 | 112 | 112 |
| DNB | DENNIS SILT LOAM 1-3% SLO | TMBR | 80 | | | 7.830 | 144 | 144 | 1,128 | 1,128 |
| TMBR Totals | | | | | | 8.610 | | | 1,240 | 1,240 |
| Total Agland | | | | | | 8.610 | | | 1,240 | 1,240 |