



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
<b>Account</b> 660005907 <b>Parcel ID</b> 20N15E-07-3-00000-000-0000 <b>Cadastral ID</b> 07-20-15-01200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 3 <b>Tax Area</b> 20 - CATOOSA RURAL <b>Name ID</b> 307933 KCDC PROPERTIES LLC  PO BOX 595 CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 04716 N 193RD E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4 - Acres <b>Sec/Twn/Rng</b> 7 / 20 / 15 / 3 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS																													
<b>Legal Description</b> Lat/Long: 36.22362897 -95.76076226 N 2 AC OF S 5.27 AC OF N 7.275 AC OF W 14.55 AC OF LOT 4 & N 2 AC OF W 14.55 AC OF LOT 4 M																													
<b>Exemptions</b>					<b>Building Permits</b>																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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					
Code	Type	Active	Maximum	Exemption																									
Number	Description	Opened	Closed	Amount																									
<b>Sale History</b>					<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2268/642</td> <td>CURTIS INVESTMENTS INC</td> <td>08/30/2012</td> <td>840,000</td> <td>YES</td> </tr> <tr> <td>1742/865</td> <td>CURTIS, JOHN R &amp; POLLY JO</td> <td>01/06/2006</td> <td>174,500</td> <td>5</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2268/642	CURTIS INVESTMENTS INC	08/30/2012	840,000	YES	1742/865	CURTIS, JOHN R & POLLY JO	01/06/2006	174,500	5					
Bk/Pg	Grantor	Date	Price	Code																									
2268/642	CURTIS INVESTMENTS INC	08/30/2012	840,000	YES																									
1742/865	CURTIS, JOHN R & POLLY JO	01/06/2006	174,500	5																									
<b>Parcel Valuation</b>																													
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.860	<b>Current Tax</b>																				
<b>Remove Cap</b>	2013	<b>Land Value</b>	97,903	97,903	11%	10,769	<b>Assessed</b>	74,888	6,954.10																				
<b>Year Frozen</b>	0	<b>Improvements</b>	1,016,526	582,897		64,119	<b>Penalty</b>	0																					
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00																				
<b>TIF Project ID</b>	0	<b>Total Value</b>	1,114,429	680,800		74,888	<b>Total Taxable</b>	74,888	6,954.00																				
<b>Assessment History</b>																													
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																				
2025	2025-660005907	KCDC PROPERTIES LLC			20	955,496	0	71,321	6,623.00																				
2024	2024-660005907	KCDC PROPERTIES LLC			20	617,506	0	67,925	6,144.00																				
2023	2023-660005907	KCDC PROPERTIES LLC			20	901,551	0	95,716	8,309.00																				
2022	2022-660005907	KCDC PROPERTIES LLC			20	845,532	0	91,158	7,935.00																				
2021	2021-660005907	KCDC PROPERTIES LLC			20	789,247	0	86,817	7,638.00																				
2020	2020-660005907	KCDC PROPERTIES LLC			20	789,247	0	86,817	7,682.00																				
2019	2019-660005907	KCDC PROPERTIES LLC			20	789,247	0	86,817	7,777.00																				
2018	2018-660005907	KCDC PROPERTIES LLC			20	772,972	0	85,027	7,568.00																				
2017	2017-660005907	KCDC PROPERTIES LLC			20	772,972	0	85,027	7,678.00																				
2016	2016-660005907	KCDC PROPERTIES LLC			20	863,084	0	94,290	8,386.00																				
2015	2015-660005907	KCDC PROPERTIES LLC			20	640,000	0	70,400	6,292.00																				
2014	2014-660005907	KCDC PROPERTIES LLC			20	640,000	0	70,400	6,368.00																				
2013	2013-660005907	KCDC PROPERTIES LLC			20	640,000	0	70,400	6,301.00																				



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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	40000			
Non-Ag Acres	3.422			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	149,042.00 x .66 =			97,903
Factor Value	0			
Adjustments				
Lot Value	97,903			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	959367	
Total Building Area	16,869	Image Date	5/20/2021	
Total Base Value	1,525,068	Name	IMG_0017.JPG	
Modifier Value		Description	REVAL 2022	
Misc Improvements				
Replacement Cost New	1,525,068			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	849,640			
Economic Depreciation				
RCNLD (All Sources)	849,640			
Depreciated Improvements				
Outbuilding Value	166,886			
Total Improvement Value	1,016,526			
Land Value	97,903			
Cost Approach Value	1,114,429		66.06/SqFt	
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	166,886	
Miscellaneous Income		Land Value	97,903	
Effective Gross Income (EGI)		Total Appraised Value	1,114,429	
Total Expenses			66.06/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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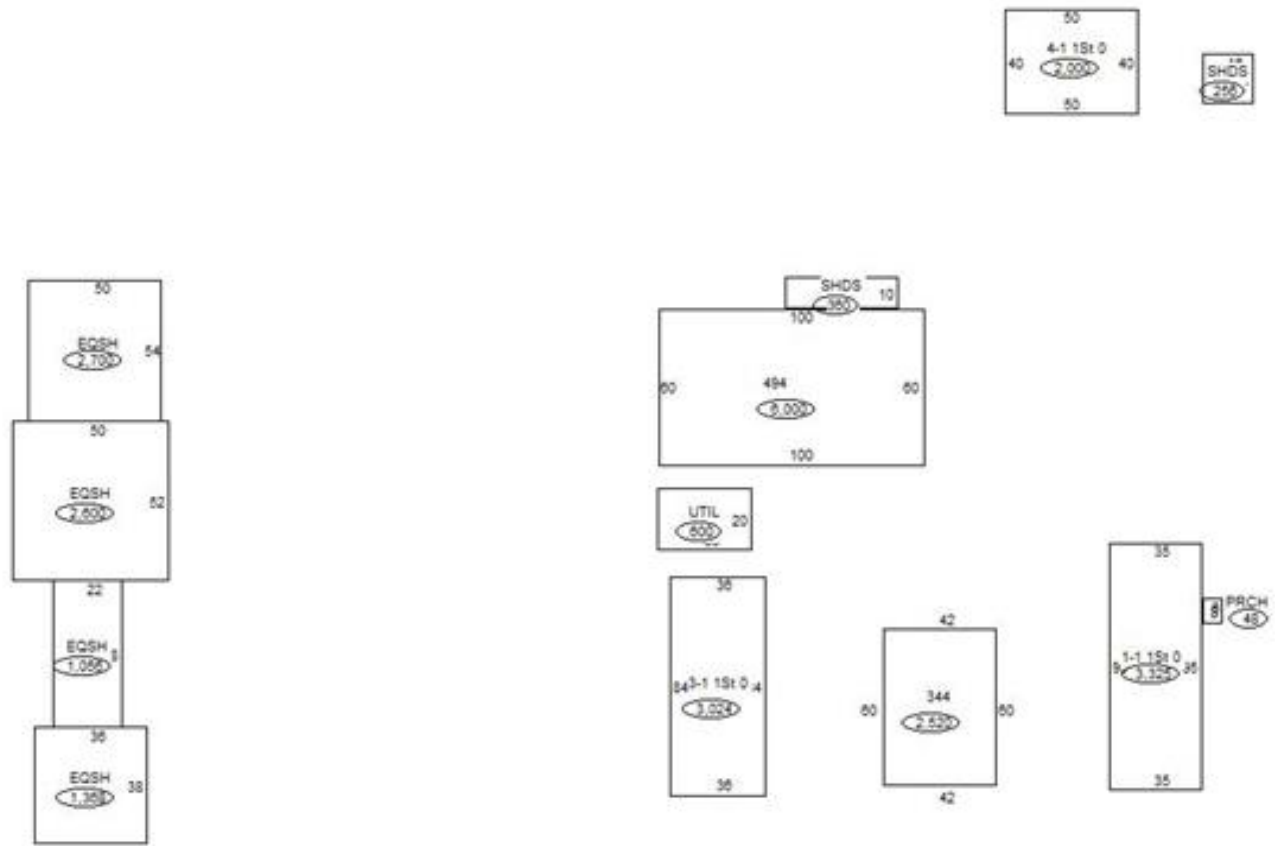
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Sketch Image

660005907



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		59	1-1 1St 0	3,325	1.000	3,325
2	C	494		59	494	6,000	1.000	6,000
3	C	406		59	3-1 1St 0	3,024	1.000	3,024
4	C	406		59	4-1 1St 0	2,000	1.000	2,000
5	C	344		59	344	2,520	1.000	2,520
6	O	EQSH		59	EQSH	2,700	1.000	2,700
7	O	SHDS		50	SHDS	256	1.000	256
8	O	SHDS		50	SHDS	360	1.000	360
9	O	EQSH		50	EQSH	2,600	1.000	2,600
10	O	EQSH		50	EQSH	1,056	1.000	1,056
11	O	EQSH		50	EQSH	1,368	1.000	1,368
12	O	UTIL		50	UTIL	600	1.000	600
13	O	PRCH		50	PRCH	48	1.000	48
<b>Total Building Area</b>						<b>16,869</b>		<b>16,869</b>



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Account 660005907  
Parcel ID 20N15E-07-3-00000-000-0000  
Cadastral ID 07-20-15-01200

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

### Building Data

Building ID 3363  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,520  
Average Perimeter 204  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2012  
Effective Age 9  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 7 - Package Unit  
Roof Type Gable  
Roof Cover Metal

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\_0014.JPG  
Image Date 5/20/2021  
Image Name IMG\_0014.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 90.17  
Wall Cost 23.95  
HVAC Cost 20.90  
Basement Cost 0.00  
Total Base Cost 135.02  
Total Area 2,520  
Base RCN 340,250  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 340,250  
Physical Depreciation 7%  
Functional Depreciation  
Total Depreciation 7% (23,818)  
Total RCNLD 316,432  
Lump Sums  
Total Building Value 316,432 \$ 125.57 Per SqFt



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## Assessment Property Record Card for Tax Year 2026

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Account 660005907  
Parcel ID 20N15E-07-3-00000-000-0000  
Cadastral ID 07-20-15-01200

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

### Building Data

Building ID 1060  
Building Sequence 2  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,325  
Average Perimeter 260  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1986  
Effective Age 26  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 7 - Package Unit  
Roof Type Flat  
Roof Cover Built/Up Tar

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\_0017.JPG  
Image Date 5/20/2021  
Image Name IMG\_0017.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 80.30  
Wall Cost 15.24  
HVAC Cost 17.98  
Basement Cost 0.00  
Total Base Cost 113.52  
Total Area 3,325  
Base RCN 377,454  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 377,454  
Physical Depreciation 46%  
Functional Depreciation  
Total Depreciation 46% (173,629)  
Total RCNLD 203,825  
Lump Sums  
Total Building Value 203,825 \$ 61.30 Per SqFt



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Account 660005907  
Parcel ID 20N15E-07-3-00000-000-0000  
Cadastral ID 07-20-15-01200

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

### Building Data

Building ID 1061  
Building Sequence 3  
Occupancy 1 494 Industrials, Light Mftg. 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,000  
Average Perimeter 320  
Number Of Storys 1.00  
Average Wall Ht 28.00  
Year Built 1988  
Effective Age 25  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

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

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 55.87  
Wall Cost 27.53  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 83.40  
Total Area 6,000  
Base RCN 500,400  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 500,400  
Physical Depreciation 55%  
Functional Depreciation  
Total Depreciation 55% (275,220)  
Total RCNLD 225,180  
Lump Sums  
Total Building Value 225,180 \$ 37.53 Per SqFt



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Account 660005907  
Parcel ID 20N15E-07-3-00000-000-0000  
Cadastral ID 07-20-15-01200

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

### Building Data

Building ID 1062  
Building Sequence 4  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,024  
Average Perimeter 240  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1964  
Effective Age 53  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Flat  
Roof Cover Built/Up Tar

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

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 37.55  
Wall Cost 19.72  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 57.27  
Total Area 3,024  
Base RCN 173,184  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 173,184  
Physical Depreciation 80%  
Functional Depreciation  
Total Depreciation 80% (138,547)  
Total RCNLD 34,637  
Lump Sums  
Total Building Value 34,637 \$ 11.45 Per SqFt



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Account 660005907  
Parcel ID 20N15E-07-3-00000-000-0000  
Cadastral ID 07-20-15-01200

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

### Building Data

Building ID 1063  
Building Sequence 5  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,000  
Average Perimeter 180  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1980  
Effective Age 23  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

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

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 42.93  
Wall Cost 23.96  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 66.89  
Total Area 2,000  
Base RCN 133,780  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 133,780  
Physical Depreciation 48%  
Functional Depreciation  
Total Depreciation 48% (64,214)  
Total RCNLD 69,566  
Lump Sums  
Total Building Value 69,566 \$ 34.78 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		10x36x10	Plank	Formed Metal	360
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.81 x 360)			8,212	821		7,391
EQSH	Equipment Shed		50x52x16	Concrete	Formed Metal	2,600
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (23.69 x 2,600)			61,594	3,080		58,514
EQSH	Equipment Shed		22x48x16	Gravel	Formed Metal	1,056
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.12 x 1,056)			23,359	1,168		22,191
EQSH	Equipment Shed		36x38x16	Gravel	Formed Metal	1,368
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.35 x 1,368)			29,207	2,044		27,163
SHDS	Shed - Small		16x16x10	Plank	Composition Shingle	256
<b>Qual</b>	3.5	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (23.35 x 256)			5,978	2,212		3,766
UTIL	Utility Building		20x30x20	Concrete	Formed Metal	600
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (38.49 x 600)			23,094	3,464		19,630
EQSH	Equipment Shed		50x54x6	Concrete	Formed Metal	2,700
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b> 27		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.40 x 2,700)			60,480	33,264		27,216



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PRCH	Porch				6x8x0					48
Qual	2	Cond	2	Year	0	Eff Age	2026			

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Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (21.14 x 48)			1,015	1,015
<b>Total Site Improvement Value</b>				<b>166,886</b>

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