



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:09:24  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017121 <b>Parcel ID</b> 20N15E-19-3-00000-000-0000 <b>Cadastral ID</b> 19-20-15-01000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 333289 CPCC HOLDINGS LLC  2610 S HWY 167 STE 200 CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 02610 N HWY 167 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.55 - Acres <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 3 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.19718216 -95.75929342																																																																																																																									
<b>TR IN NE 10 AC LOT 3, BEG: SW/ C NE 10 AC, N 157.25' E 423.09' S 157 44'; W 435 TO POBTO POB</b>					<b>Building Permits</b> <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																																																																																																											
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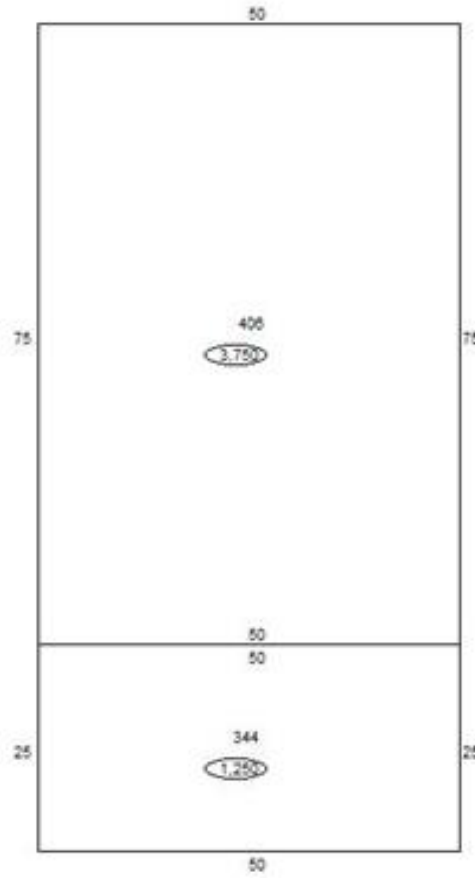
Date 04/16/2026

Time 21:09:24

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### Sketch Image

660017121



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	344	1,250	1.000	1,250
2	C	406		20	406	3,750	1.000	3,750
<b>Total Building Area</b>						<b>5,000</b>		<b>5,000</b>



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Account 660017121  
 Parcel ID 20N15E-19-3-00000-000-0000  
 Cadastral ID 19-20-15-01000

Tax Area Code 1  
 Property Class UC  
 Owners Name CPCC HOLDINGS LLC

### Building Data

Building ID 3465  
 Building Sequence 1  
 Occupancy 1 344 Office Building 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 1,250  
 Average Perimeter 150  
 Number Of Storys 1.00  
 Average Wall Ht 14.00  
 Year Built 1985  
 Effective Age 21  
 Construction Class 7 - Pre-Engineered Steel Frame  
 Quality 2 - Fair  
 Condition 3 - Average  
 Exterior Wall 88 - Stud Metal Siding  
 Heating/Cooling 7 - Package Unit  
 Roof Type Gable  
 Roof Cover

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\_0001.JPG  
 Image Date 4/16/2021  
 Image Name IMG\_0001.JPG  
 Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
 Zone Description  
 Base Cost 86.59  
 Wall Cost 31.95  
 HVAC Cost 17.98  
 Basement Cost 0.00  
 Total Base Cost 136.52  
 Total Area 1,250  
 Base RCN 170,650  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 170,650  
 Physical Depreciation 32%  
 Functional Depreciation  
 Total Depreciation 32% (54,608)  
 Total RCNLD 116,042  
 Lump Sums  
 Total Building Value 116,042 \$ 92.83 Per SqFt



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Account 660017121  
Parcel ID 20N15E-19-3-00000-000-0000  
Cadastral ID 19-20-15-01000

Tax Area Code 1  
Property Class UC  
Owners Name CPCC HOLDINGS LLC

### Building Data

Building ID 3464  
Building Sequence 2  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,750  
Average Perimeter 250  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1985  
Effective Age 21  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 3 - Average  
Exterior Wall 116 - Single Metal on Steel Frame  
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 IMG\_0003.JPG  
Image Date 4/16/2021  
Image Name IMG\_0003.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 42.63  
Wall Cost 17.75  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 60.38  
Total Area 3,750  
Base RCN 226,425  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 226,425  
Physical Depreciation 42%  
Functional Depreciation  
Total Depreciation 42% (95,099)  
Total RCNLD 131,326  
Lump Sums  
Total Building Value 131,326 \$ 35.02 Per SqFt