



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:48:28
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Assessment Data					Primary Image				
Account	660017354								
Parcel ID	20N15E-19-3-00000-000-0000								
Cadastral ID	19-20-15-03800								
Property Type	REAL - Real Property								
Property Class	CL	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	53474								
CITY OF TULSA									
1723 S JACKSON TULSA OK 74105-0000									
Parcel Location									
Situs	02975 N HWY 167								
Subdivision									
Lot/Block	/	Parcel Size	5 - Lots						
Sec/Twn/Rng	19 / 20 / 15 / 3								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19748301 -95.75661606									
ORD #171 BEG: PT SE/C NW NE SW S 88-40-50 W 2' TO EXISTING FENCE/L; N 01-15-30 E 5' TO EXISTING FENCE/C BEING POB; S 88-40 50 W 623.5' ALG FENCE/L TO PT ON ELY ROW/L HWY 167, NWLY ALG ELY ROW/L HWY 167, ON CURVE TO LEFT HAVING RAD 21,615' A DIST 180.09', N 03-44 W ALG ELY ROW HWY 167, 165.4', E 637.69', S									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	128,012	0	11%	0	Assessed	0 0.00	
Year Frozen	0	Improvements	971,790	0		0	Penalty	0 0.00	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	1,099,802	0		0	Total Taxable	0 0.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017354	CITY OF TULSA	1	1,120,148	0		.00		
2024	2024-660017354	CITY OF TULSA	1	496,105	0		.00		
2023	2023-660017354	CITY OF TULSA	1	1,134,235	0		.00		
2022	2022-660017354	CITY OF TULSA	1	879,452	0		.00		
2021	2021-660017354	CITY OF TULSA	1	879,452	0		.00		
2020	2020-660017354	CITY OF TULSA	1	879,452	0		.00		
2019	2019-660017354	CITY OF TULSA	1	879,452	0		.00		
2018	2018-660017354	CITY OF TULSA	1	868,558	0		.00		
2017	2017-660017354	CITY OF TULSA	1	1,040,368	0		.00		
2016	2016-660017354	CITY OF TULSA	1	589,480	0		.00		
2015	2015-660017354	CITY OF TULSA	1	589,480	0		.00		
2014	2014-660017354	CITY OF TULSA	1	589,480	0		.00		
2013	2013-660017354	CITY OF TULSA	1	589,480	0		.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	100770		
Non-Ag Acres	5.555		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	241,974.00 x .53 =	128,012	
Factor Value	0		
Adjustments			
Lot Value	128,012		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	955059
Total Building Area	21,820	Image Date	4/16/2021
Total Base Value	1,332,690	Name	IMG_0023.JPG
Modifier Value		Description	\\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2021-4 13\IMG_0023.JPG
Misc Improvements			
Replacement Cost New	1,332,690		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	837,422		
Economic Depreciation			
RCNLD (All Sources)	837,422		
Depreciated Improvements			
Outbuilding Value	134,368		
Total Improvement Value	971,790		
Land Value	128,012		
Cost Approach Value	1,099,802	50.40/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	134,368
Miscellaneous Income		Land Value	128,012
Effective Gross Income (EGI)		Total Appraised Value	1,099,802
Total Expenses			50.40/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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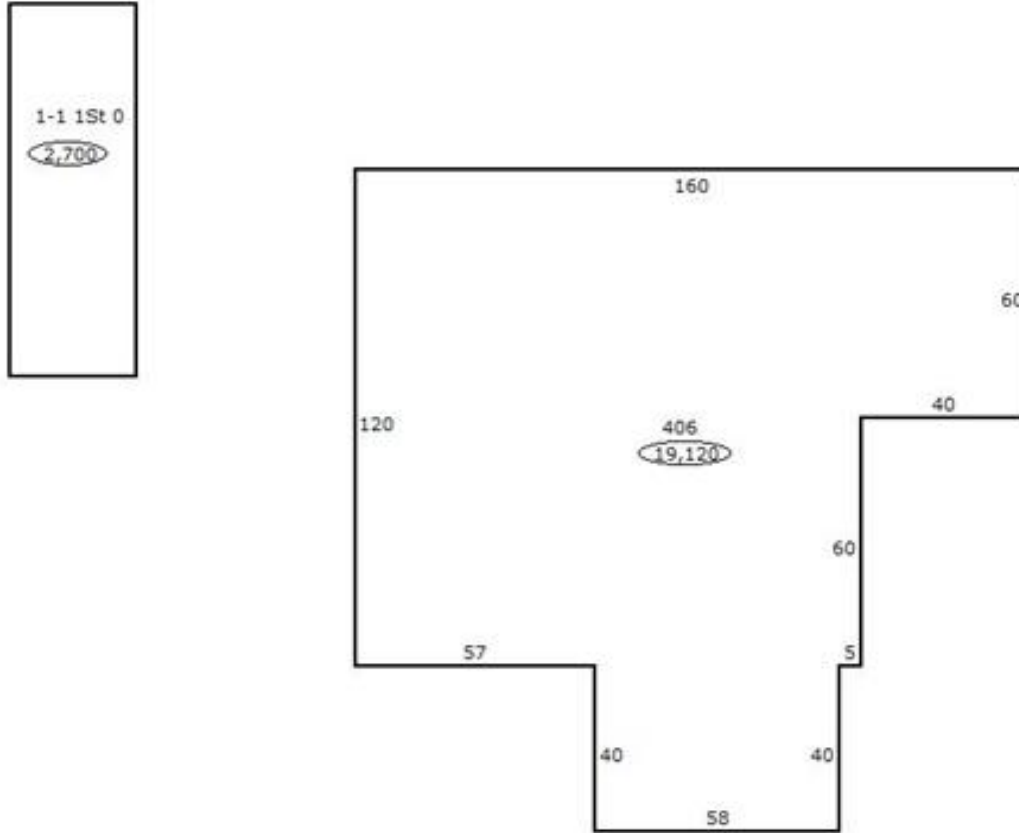
Date 04/17/2026

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Sketch Image

660017354



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		40	1-1 1St 0	2,700	1.000	2,700
2	C	406		40	406	19,120	1.000	19,120
Total Building Area						21,820		21,820



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Account 660017354
Parcel ID 20N15E-19-3-00000-000-0000
Cadastral ID 19-20-15-03800

Tax Area Code 1
Property Class CL
Owners Name CITY OF TULSA

Building Data

Building ID 1108
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,700
Average Perimeter 240
Number Of Storys 1.00
Average Wall Ht 18.00
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
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_0021.JPG
Image Date 4/16/2021
Image Name IMG_0021.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 81.54
Wall Cost 30.01
HVAC Cost 17.98
Basement Cost 0.00
Total Base Cost 129.53
Total Area 2,700
Base RCN 349,731
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 349,731
Physical Depreciation 32%
Functional Depreciation
Total Depreciation 32% (111,914)
Total RCNLD 237,817
Lump Sums
Total Building Value 237,817 \$ 88.08 Per SqFt



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Account 660017354
Parcel ID 20N15E-19-3-00000-000-0000
Cadastral ID 19-20-15-03800

Tax Area Code 1
Property Class CL
Owners Name CITY OF TULSA

Building Data

Building ID 1109
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 19,120
Average Perimeter 640
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1986
Effective Age 20
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
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_0023.JPG
Image Date 4/16/2021
Image Name IMG_0023.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2021-413\IMG_0023.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.50
Wall Cost 8.91
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 51.41
Total Area 19,120
Base RCN 982,959
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 982,959
Physical Depreciation 39%
Functional Depreciation
Total Depreciation 39% (383,354)
Total RCNLD 599,605
Lump Sums
Total Building Value 599,605 \$ 31.36 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FL1	STORAGE WAREHOUSE 30X50 \$15 PER SQ FT	30x50x0			22,500
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 22,500)				22,500		22,500
FL1		STORAGE WAREHOUSE 30X50 @ \$15 PER SQ FT	30x50x0			22,500
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 22,500)				22,500		22,500
FL1		STORAGE WAREHOUSE 30X50 @ \$15 PER SQ FT	30x50x0			22,500
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 22,500)				22,500		22,500
FL1		STORAGE WAREHOUSE 30X50 @ \$15 PER SQ FT	30x50x0			22,500
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 22,500)				22,500		22,500
FL1		STORAGE WAREHOUSE 30X50 @ \$15 PER SQ FT	30x50x0			22,500
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 22,500)				22,500		22,500
PACN		PAVING - CONCRETE	0x0x0			10,038
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 10,038)				44,368		44,368
Total Site Improvement Value						134,368