



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	660019039								
Parcel ID	20N14E-22-1-00000-000-0000								
Cadastral ID	22-20-14-00100								
Property Type	REAL - Real Property								
Property Class	RC	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	311742								
TULSA CEMENT LLC									
C/O EAGLE MATERIALS INC									
2609 N 145TH E AVE									
TULSA OK 74116-0000									
Parcel Location									
Situs	02609 N 145TH E AVE								
Subdivision									
Lot/Block	/	Parcel Size	638.56 - Acres						
Sec/Twn/Rng	22 / 20 / 14 / 1								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description	Lat/Long: 36.19885410 -95.80639362				REVAL 2022 6/2/2021				
ALL OF SECTION 22 LESS 1.44 AC TR DESC AS: COMM SW/C; N00-20 00W ALG W/L 1878.60'; N89-58-00E 836.31' TO POB; N89-58-32E 185'; S00-01-28E 340'; S89-58-32W 185'; N00-01-28W 340' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2289/162	LAFARGE CORPORATION NORTH-AM	11/26/2012	317,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax
Remove Cap	0	Land Value	3,542,314	3,542,314	11%	389,655	Assessed	7,223,298	670,755.45
Year Frozen	0	Improvements	62,124,019	62,124,019		6,833,643	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	65,666,333	65,666,333		7,223,298	Total Taxable	7,223,298	670,755.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019039	TULSA CEMENT LLC	20	65,034,190	0	7,153,761	664,298.00		
2024	2024-660019039	TULSA CEMENT LLC	20	63,628,201	0	6,999,103	633,139.00		
2023	2023-660019039	TULSA CEMENT LLC	20	64,753,740	0	7,122,911	618,340.00		
2022	2022-660019039	TULSA CEMENT LLC	20	64,573,078	0	7,103,038	618,319.00		
2021	2021-660019039	TULSA CEMENT LLC	20	64,056,664	0	7,046,233	619,928.00		
2020	2020-660019039	TULSA CEMENT LLC	20	64,056,664	0	7,046,233	623,451.00		
2019	2019-660019039	TULSA CEMENT LLC	20	64,056,664	0	6,865,672	615,027.00		
2018	2018-660019039	TULSA CEMENT LLC	20	63,944,348	0	6,538,735	582,013.00		
2017	2017-660019039	TULSA CEMENT LLC	20	63,944,348	0	6,227,367	562,331.00		
2016	2016-660019039	TULSA CEMENT LLC	20	63,944,348	0	6,227,367	553,862.00		
2015	2015-660019039	TULSA CEMENT LLC	20	53,916,597	0	5,930,826	530,097.00		
2014	2014-660019039	TULSA CEMENT LLC	20	2,716,597	0	298,826	27,032.00		
2013	2013-660019039	LAFARGE CORPORATION NORTH AMERICA	20	5,473,478	0	602,083	53,892.00		

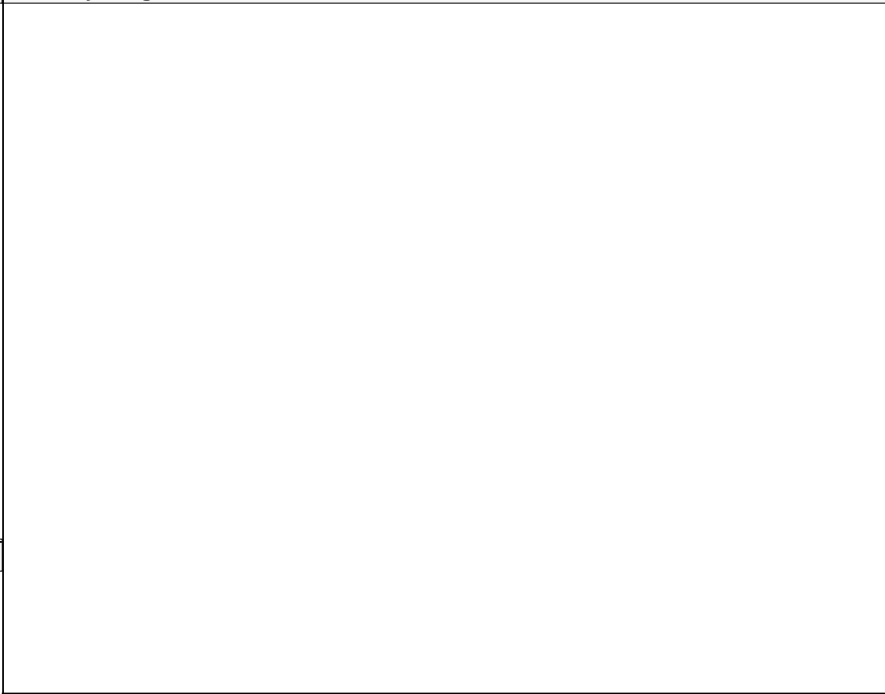


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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p style="padding-left: 150px;">0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 27,815,673.00 x .25 = 7,021,436</p> <p>Factor Value 0</p> <p>Adjustments 50.45%</p> <p>Lot Value 3,542,314</p>		
<p>Cost Approach</p>		
<p>Manual Date 01/2025</p> <p>Total Building Area 51,396</p> <p>Total Base Value 6,484,070</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 6,484,070</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 2,061,239</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 2,061,239</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 103,109</p> <p>Total Improvement Value 2,164,348</p> <p>Land Value 3,542,314</p> <p>Cost Approach Value 5,706,662 111.03/SqFt</p>	<p>Image ID 960891</p> <p>Image Date 6/2/2021</p> <p>Name IMG_0031.JPG</p> <p>Description REVAL 2022</p>	
<p>Income Approach</p>	<p>Value Reconciliation</p>	
<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 0.00</p>	<p>Selected Valuation Method Correlated Value</p> <p>Total Improvement Value 103,109</p> <p>Land Value 3,542,314</p> <p>Total Appraised Value 60,459,774 1,176.35/SqFt</p>	



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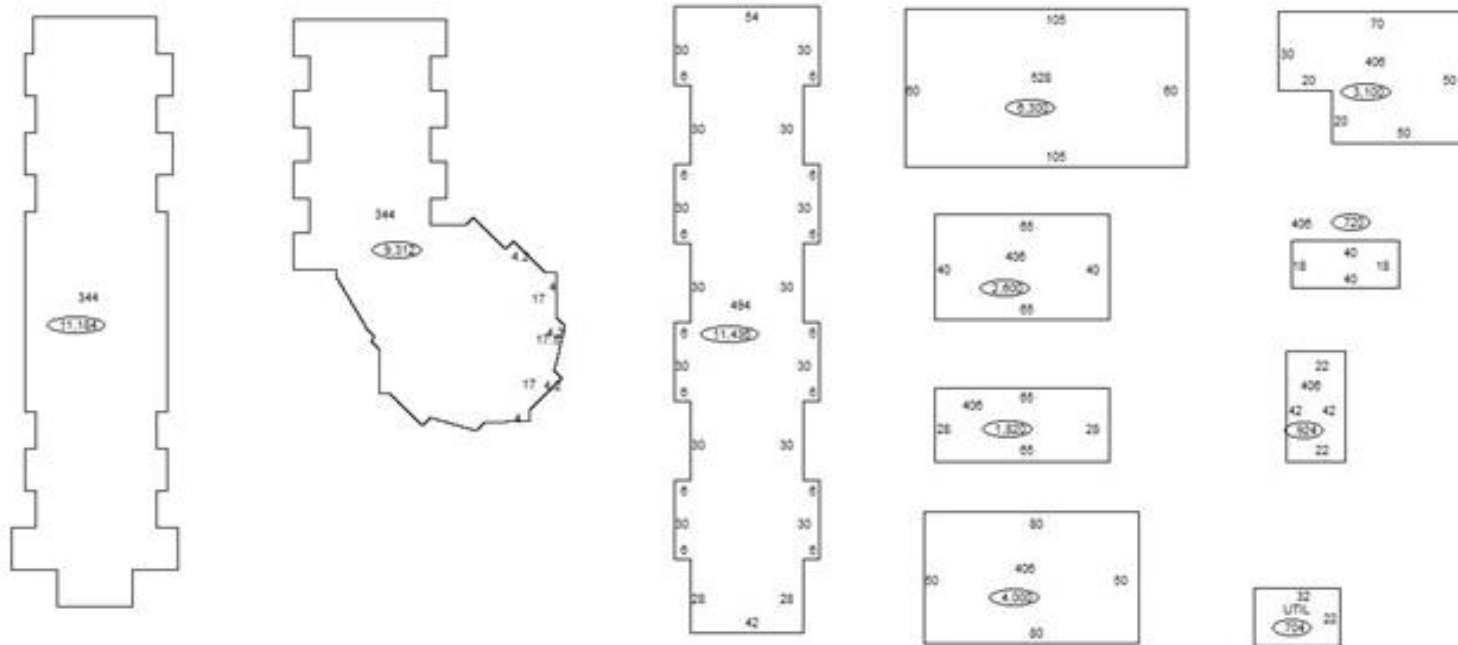
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Sketch Image

660019039



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		50	344	9,312	1.000	9,312
2	C	344		50	344	11,184	1.000	11,184
3	C	494		50	494	11,436	1.000	11,436
4	C	528		50	528	6,300	1.000	6,300
5	C	406		50	406	2,600	1.000	2,600
6	C	406		50	406	1,820	1.000	1,820
7	C	406		50	406	4,000	1.000	4,000
8	C	406		50	406	3,100	1.000	3,100
9	C	406		50	406	720	1.000	720
10	C	406		50	406	924	1.000	924
11	O	UTIL		50	UTIL	704	1.000	704
Total Building Area						51,396		51,396



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 1927
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 11,184
Average Perimeter 644
Number Of Storys 1.00
Average Wall Ht 11.00
Year Built 1946
Effective Age 40
Construction Class 5 - Pre-cast Tilt-Up Concrete Wall Buildings
Quality 3 - Average
Condition 3 - Average
Exterior Wall 18 - Concrete, Tilt-up
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Tar & Gravel

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 99.08
Wall Cost 30.34
HVAC Cost 16.72
Basement Cost 0.00
Total Base Cost 146.14
Total Area 11,184
Base RCN 1,634,430
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,634,430
Physical Depreciation 59%
Functional Depreciation
Total Depreciation 59% (964,314)
Total RCNLD 670,116
Lump Sums
Total Building Value 670,116 \$ 59.92 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 1928
Building Sequence 2
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,312
Average Perimeter 552
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1946
Effective Age 40
Construction Class 5 - Pre-cast Tilt-Up Concrete Wall Buildings
Quality 3 - Average
Condition 3 - Average
Exterior Wall 18 - Concrete, Tilt-up
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Tar & Gravel

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 99.34
Wall Cost 33.01
HVAC Cost 16.72
Basement Cost 0.00
Total Base Cost 149.07
Total Area 9,312
Base RCN 1,388,140
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,388,140
Physical Depreciation 59%
Functional Depreciation 5%
Total Depreciation 61% (846,765)
Total RCNLD 541,375
Lump Sums
Total Building Value 541,375 \$ 58.14 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 1929
Building Sequence 3
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 11,436
Average Perimeter 656
Number Of Storys 1.00
Average Wall Ht 26.00
Year Built 1956
Effective Age 35
Construction Class 5 - Pre-cast Tilt-Up Concrete Wall Buildings
Quality 3 - Average
Condition 3 - Average
Exterior Wall 18 - Concrete, Tilt-up
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Flat
Roof Cover Tar & Gravel

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 76.47
Wall Cost 56.09
HVAC Cost 16.25
Basement Cost 0.00
Total Base Cost 148.81
Total Area 11,436
Base RCN 1,701,791
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,701,791
Physical Depreciation 71%
Functional Depreciation
Total Depreciation 71% (1,208,272)
Total RCNLD 493,519
Lump Sums
Total Building Value 493,519 \$ 43.15 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 1930
Building Sequence 4
Occupancy 1 528 Service Repair Garage 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,300
Average Perimeter 330
Number Of Storys 1.00
Average Wall Ht 20.00
Year Built 1946
Effective Age 40
Construction Class 5 - Pre-cast Tilt-Up Concrete Wall Buildings
Quality 3 - Average
Condition 3 - Average
Exterior Wall 18 - Concrete, Tilt-up
Heating/Cooling 11 - Radiant Space Heaters
Roof Type Gable
Roof Cover Tar & Gravel

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 69.91
Wall Cost 41.77
HVAC Cost 7.97
Basement Cost 0.00
Total Base Cost 119.65
Total Area 6,300
Base RCN 753,795
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 753,795
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (603,036)
Total RCNLD 150,759
Lump Sums
Total Building Value 150,759 \$ 23.93 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 1931
Building Sequence 5
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,600
Average Perimeter 210
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1968
Effective Age 49
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 1 - Low
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 15 - No HVAC
Roof Type Shed
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 42.76
Wall Cost 24.39
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 67.15
Total Area 2,600
Base RCN 174,590
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 174,590
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (139,672)
Total RCNLD 34,918
Lump Sums
Total Building Value 34,918 \$ 13.43 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 1932
Building Sequence 6
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,820
Average Perimeter 186
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1968
Effective Age 49
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.89
Wall Cost 23.56
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 66.45
Total Area 1,820
Base RCN 120,939
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 120,939
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (96,751)
Total RCNLD 24,188
Lump Sums
Total Building Value 24,188 \$ 13.29 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 1933
Building Sequence 7
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,000
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1968
Effective Age 49
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.61
Wall Cost 14.99
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 57.60
Total Area 4,000
Base RCN 230,400
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 230,400
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (184,320)
Total RCNLD 46,080
Lump Sums
Total Building Value 46,080 \$ 11.52 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 1934
Building Sequence 8
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,100
Average Perimeter 240
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1954
Effective Age 47
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
Roof Type Flat
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 51.10
Wall Cost 35.60
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 86.70
Total Area 3,100
Base RCN 268,770
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 268,770
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (215,016)
Total RCNLD 53,754
Lump Sums
Total Building Value 53,754 \$ 17.34 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 1935
Building Sequence 9
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 720
Average Perimeter 116
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1977
Effective Age 32
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover

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

Building Image

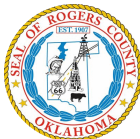
Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 46.53
Wall Cost 72.56
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 119.09
Total Area 720
Base RCN 85,745
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 85,745
Physical Depreciation 75%
Functional Depreciation
Total Depreciation 75% (64,309)
Total RCNLD 21,436
Lump Sums
Total Building Value 21,436 \$ 29.77 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 1936
Building Sequence 10
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 924
Average Perimeter 128
Number Of Storys 1.00
Average Wall Ht 17.00
Year Built 1935
Effective Age 46
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover

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

Building Image

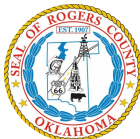
Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 52.43
Wall Cost 83.36
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 135.79
Total Area 924
Base RCN 125,470
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 125,470
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (100,376)
Total RCNLD 25,094
Lump Sums
Total Building Value 25,094 \$ 27.16 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EXLT	MERCURY VAPOR LIGHTS (26)	0x0x0			26
Qual	3	Cond 3	Year 2016	Eff Age	5	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1,293.60 x 26)				33,634	14,126	19,508
	EXLT	LIGHT POLES 25 @ 26'	0x0x0			25
Qual	3	Cond 3	Year 2016	Eff Age	5	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1,293.60 x 25)				32,340	13,583	18,757
	UTIL	PUMP HOUSE	32x22x8	Base		704
Qual	3	Cond 3	Year 2016	Eff Age	8	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (31.47 x 704)				22,155	3,323	18,832
	PACN	Paving - Concrete	105x24x0			12,600
Qual	4.5	Cond 4.5	Year 1970	Eff Age	20	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.86 x 12,600)				73,836	59,069	14,767
	FLV	10 TON HOIST	0x0x0			3,330
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,330)				3,330		3,330
	FLV	OIL PIT	0x0x0			3,350
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,350)				3,350		3,350
	FLV	ALUM CANOPY	105x24x0			24,696
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 24,696)				24,696	19,263	5,433



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FLV	CRANEWAY		75x60x0		16,875
Qual		Cond	Year	Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 16,875)		16,875	8,438	8,437

FLV	TROLLEY		210x111x0		19,950
Qual		Cond	Year	Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 19,950)		19,950	9,975	9,975

FLV	BLDG # 11		20x10x0		2,400
Qual		Cond	Year	Eff Age	

	Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 2,400)		2,400	1,680	720

Total Site Improvement Value	103,109
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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model			
Value Method			
Base Lot Value	x .00 =		
Factor Value	0		
Adjustments			
Lot Value			
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	
Total Building Area	155,599	Image Date	
Total Base Value	13,883,601	Name	
Modifier Value		Description	
Misc Improvements	10,406		
Replacement Cost New	13,894,007		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	4,189,390		
Economic Depreciation			
RCNLD (All Sources)	4,189,390		
Depreciated Improvements			
Outbuilding Value	1,017,169		
Total Improvement Value	5,206,559		
Land Value			
Cost Approach Value	5,206,559	33.46/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Correlated Value
Vacancy & Collection Loss		Total Improvement Value	1,017,169
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	5,206,559 33.46/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Account	660019039	Tax Area Code	20
Parcel ID	20N14E-22-1-00000-000-0000	Property Class	RC
Cadastral ID	22-20-14-00100	Owners Name	TULSA CEMENT LLC

Building Data	Building Image
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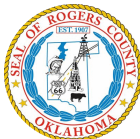
<p>Building ID 3898 Building Sequence 1 Occupancy 1 494 Industrials, Light Mftg. 100% Occupancy 2 Occupancy 3 Total Floor Area 29,841 Average Perimeter 796 Number Of Storys 1.00 Average Wall Ht 30.00 Year Built 1986 Effective Age 20 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists Quality 3 - Average Condition 3 - Average Exterior Wall 12 - Concrete Block Heating/Cooling 15 - No HVAC Roof Type Gable Roof Cover Metal</p> <p>Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2</p>	<p>Image Information</p> <p>Image Name Image Date Image Name Description</p>
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Cost Calculations	
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<p>Appraisal Zone 3 Zone Description Base Cost 66.15 Wall Cost 23.08 HVAC Cost 0.00 Basement Cost 0.00 Total Base Cost 89.23 Total Area 29,841 Base RCN 2,662,712 Misc Impr Value 10,406</p>	<p>Manual Date 01/2025 Base Year 2026 Modifier Value Total Replacement Cost 2,673,118 Physical Depreciation 39% Functional Depreciation Total Depreciation 39% (1,042,516) Total RCNLD 1,630,602 Lump Sums Total Building Value 1,630,602 \$ 54.64 Per SqFt</p>
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Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value

PATO	Patio - Open		55x22	1,210	8.60		10,406
Total Misc Improvement							10,406



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Assessment Property Record Card for Tax Year 2026

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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 3897
Building Sequence 2
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,500
Average Perimeter 160
Number Of Storys 1.00
Average Wall Ht 15.00
Year Built 1961
Effective Age 42
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover Tar & Gravel

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

Building Image

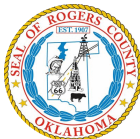
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Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 87.03
Wall Cost 53.88
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 140.91
Total Area 1,500
Base RCN 211,365
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 211,365
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (169,092)
Total RCNLD 42,273
Lump Sums
Total Building Value 42,273 \$ 28.18 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 3896
Building Sequence 3
Occupancy 1 353 Retail Store 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,200
Average Perimeter 240
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2004
Effective Age 11
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 8 - Warmed and Cooled Air
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 63.92
Wall Cost 16.24
HVAC Cost 13.70
Basement Cost 0.00
Total Base Cost 93.86
Total Area 3,200
Base RCN 300,352
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 300,352
Physical Depreciation 13%
Functional Depreciation
Total Depreciation 13% (39,046)
Total RCNLD 261,306
Lump Sums
Total Building Value 261,306 \$ 81.66 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 3895
Building Sequence 4
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,760
Average Perimeter 254
Number Of Storys 1.00
Average Wall Ht 30.00
Year Built 1954
Effective Age 47
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
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

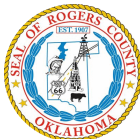
Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 66.81
Wall Cost 58.45
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 125.26
Total Area 3,760
Base RCN 470,978
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 470,978
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (376,782)
Total RCNLD 94,196
Lump Sums
Total Building Value 94,196 \$ 25.05 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 3894
Building Sequence 5
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,086
Average Perimeter 536
Number Of Storys 1.00
Average Wall Ht 75.00
Year Built 1968
Effective Age 49
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 2 - Fair
Condition 1 - Low
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
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

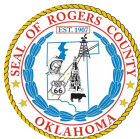
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Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 44.54
Wall Cost 106.03
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 150.57
Total Area 8,086
Base RCN 1,217,509
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,217,509
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (974,007)
Total RCNLD 243,502
Lump Sums
Total Building Value 243,502 \$ 30.11 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 3893
Building Sequence 6
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,600
Average Perimeter 160
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2004
Effective Age 11
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
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

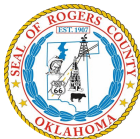
Image Information

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Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 51.66
Wall Cost 54.10
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 105.76
Total Area 1,600
Base RCN 169,216
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 169,216
Physical Depreciation 13%
Functional Depreciation
Total Depreciation 13% (21,998)
Total RCNLD 147,218
Lump Sums
Total Building Value 147,218 \$ 92.01 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 3892
Building Sequence 7
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 82,408
Average Perimeter 1,832
Number Of Storys 1.00
Average Wall Ht 20.00
Year Built 1968
Effective Age 49
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 1 - Low
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

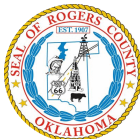
Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 63.59
Wall Cost 9.22
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 72.81
Total Area 82,408
Base RCN 6,000,126
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 6,000,126
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (4,800,101)
Total RCNLD 1,200,025
Lump Sums
Total Building Value 1,200,025 \$ 14.56 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 3891
Building Sequence 8
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,520
Average Perimeter 228
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 1974
Effective Age 44
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 1 - Low
Exterior Wall 12 - Concrete Block
Heating/Cooling 15 - No HVAC
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

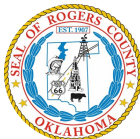
Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 51.13
Wall Cost 56.28
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 107.41
Total Area 2,520
Base RCN 270,673
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 270,673
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (216,538)
Total RCNLD 54,135
Lump Sums
Total Building Value 54,135 \$ 21.48 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 3890
Building Sequence 9
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 10,088
Average Perimeter 450
Number Of Storys 1.00
Average Wall Ht 40.00
Year Built 1968
Effective Age 49
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 1 - Low
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 15 - No HVAC
Roof Type Flat
Roof Cover Metal

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

Building Image

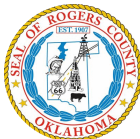
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Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 63.71
Wall Cost 36.20
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 99.91
Total Area 10,088
Base RCN 1,007,892
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,007,892
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (806,314)
Total RCNLD 201,578
Lump Sums
Total Building Value 201,578 \$ 19.98 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 3889
Building Sequence 10
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,780
Average Perimeter 344
Number Of Storys 1.00
Average Wall Ht 60.00
Year Built 1968
Effective Age 49
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 63.90
Wall Cost 61.30
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 125.20
Total Area 6,780
Base RCN 848,856
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 848,856
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (679,085)
Total RCNLD 169,771
Lump Sums
Total Building Value 169,771 \$ 25.04 Per SqFt



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Assessment Property Record Card for Tax Year 2026

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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 3888
Building Sequence 11
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,973
Average Perimeter 248
Number Of Storys 1.00
Average Wall Ht 35.00
Year Built 1968
Effective Age 49
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 64.43
Wall Cost 59.42
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 123.85
Total Area 2,973
Base RCN 368,206
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 368,206
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (294,565)
Total RCNLD 73,641
Lump Sums
Total Building Value 73,641 \$ 24.77 Per SqFt



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Account 660019039
Parcel ID 20N14E-22-1-00000-000-0000
Cadastral ID 22-20-14-00100

Tax Area Code 20
Property Class RC
Owners Name TULSA CEMENT LLC

Building Data

Building ID 3887
Building Sequence 12
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,843
Average Perimeter 242
Number Of Storys 1.00
Average Wall Ht 35.00
Year Built 1968
Effective Age 49
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 64.48
Wall Cost 60.64
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 125.12
Total Area 2,843
Base RCN 355,716
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 355,716
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (284,573)
Total RCNLD 71,143
Lump Sums
Total Building Value 71,143 \$ 25.02 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

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660019039

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	MTL MEZZANINE 10170SF WITH BLDG 14	0x0x0			167,195
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 167,195)		167,195	133,756	33,439
	FLV	COMPRESSOR HSE WITH BLDG 15	28x11x0			7,700
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 7,700)		7,700	5,390	2,310
	FLV	COOL BLDG WITH BLDG 16	22x8x0			8,800
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 8,800)		8,800	7,040	1,760
	FLV	ALUM CANOPY	152x148x0			220,461
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 220,461)		220,461	174,164	46,297
	FLV	ALUM CANOPY	50x24x0			11,760
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 11,760)		11,760	9,290	2,470
	FLV	ALUM CANOPY	50x24x0			11,760
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 11,760)		11,760	9,290	2,470
	FLV	ALUM CANOPY	67x28x0			18,385
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 18,385)		18,385	14,524	3,861



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FLV	CRANEWAY 102'		0x0x0			7,650
Qual		Cond		Year	Eff Age	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 7,650)				7,650		7,650

FLV	10 TON HOIST		0x0x0			3,330
Qual		Cond		Year	Eff Age	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 3,330)				3,330		3,330

FLV	COMP BLDG		60x42x0			126,000
Qual		Cond		Year	Eff Age	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 126,000)				126,000	63,000	63,000

FLV	ALUM CANOPY		60x60x0			35,280
Qual		Cond		Year	Eff Age	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 35,280)				35,280	27,871	7,409

FLV	ALUM CANOPY BLDG 21		0x0x0			1,000
Qual		Cond		Year	Eff Age	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 1,000)				1,000		1,000

FLV	RAILROAD SPUR 6365'		0x0x0			534,660
Qual		Cond		Year	Eff Age	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 534,660)				534,660	74,852	459,808

FLV	RAILROAD SCALE 360 TONS		0x0x0			210,000
Qual		Cond		Year	Eff Age	

	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (1.00 x 210,000)				210,000	29,400	180,600



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FLV	TRUCK SCALES 4 @ 60 TONS	0x0x0			209,000
Qual	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 209,000)			209,000	29,260	179,740
FLV	TROLLEY BLDG 17	1104x111x0			104,880
Qual	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 104,880)			104,880	82,855	22,025

Total Site Improvement Value 1,017,169