



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:38:14  
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Assessment Data					Primary Image				
Account	660021616								
Parcel ID	20N14E-26-4-00000-000-0000								
Cadastral ID	26-20-14-00200								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	104114								
FAMMCO LEASING LLC									
RUTH SUTTON									
PO BOX 1179									
CATOOSA OK 74015-0000									
Parcel Location									
Situs	17309 E PINE ST								
Subdivision									
Lot/Block	/	Parcel Size	6.515 - Acres						
Sec/Twn/Rng	26 / 20 / 14 / 4								
Neighborhood	1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.17794400 -95.78327453									
W 440' S 645' W2 SE SE LESS RD									
Building Permits									
Number	Description	Opened	Closed	Amount					
2671	NEW CONSTRUCTION ON 21643 ADDI	09/2011	12/2013	500,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
826/687			130,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	140,320	140,320	11%	15,435	Assessed	58,364	
Year Frozen	0	Improvements	1,159,822	390,263		42,929	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	
TIF Project ID	0	Total Value	1,300,142	530,583		58,364	Total Taxable	58,364	
								6,225.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660021616	FAMMCO LEASING LLC	1	1,351,019	0	55,585	5,929.00		
2024	2024-660021616	FAMMCO LEASING LLC	1	481,256	0	52,938	5,584.00		
2023	2023-660021616	FAMMCO LEASING LLC	1	1,347,636	0	127,189	13,053.00		
2022	2022-660021616	FAMMCO LEASING LLC	1	1,233,297	0	121,133	12,159.00		
2021	2021-660021616	FAMMCO LEASING LLC	1	1,053,112	0	115,365	10,150.00		
2020	2020-660021616	FAMMCO LEASING LLC	1	1,053,112	0	109,871	9,731.00		
2019	2019-660021616	FAMMCO LEASING LLC	1	1,050,498	0	104,640	9,397.00		
2018	2018-660021616	FAMMCO LEASING LLC	1	927,028	0	99,657	8,895.00		
2017	2017-660021616	FAMMCO LEASING LLC	1	927,028	0	94,911	8,570.00		
2016	2016-660021616	FAMMCO LEASING LLC	1	927,028	0	90,392	8,039.00		
2015	2015-660021616	FAMMCO LEASING LLC	1	782,611	0	86,087	7,694.00		
2014	2014-660021616	FAMMCO LEASING LLC	1	782,611	0	86,087	7,787.00		
2013	2013-660021616	FAMMCO LEASING LLC	1	782,611	0	86,087	7,706.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	6.515		
Non-Ag Acres	6.445		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	280,752.00 x .50 = 140,320		
Factor Value	0		
Adjustments			
Lot Value	140,320		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	964683
Total Building Area	27,436	Image Date	6/23/2021
Total Base Value	1,998,486	Name	IMG_0007.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements			
Replacement Cost New	1,998,486		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,159,122		
Economic Depreciation			
RCNLD (All Sources)	1,159,122		
Depreciated Improvements			
Outbuilding Value	700		
Total Improvement Value	1,159,822		
Land Value	140,320		
Cost Approach Value	1,300,142 47.39/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	700
Miscellaneous Income		Land Value	140,320
Effective Gross Income (EGI)		Total Appraised Value	1,300,142 47.39/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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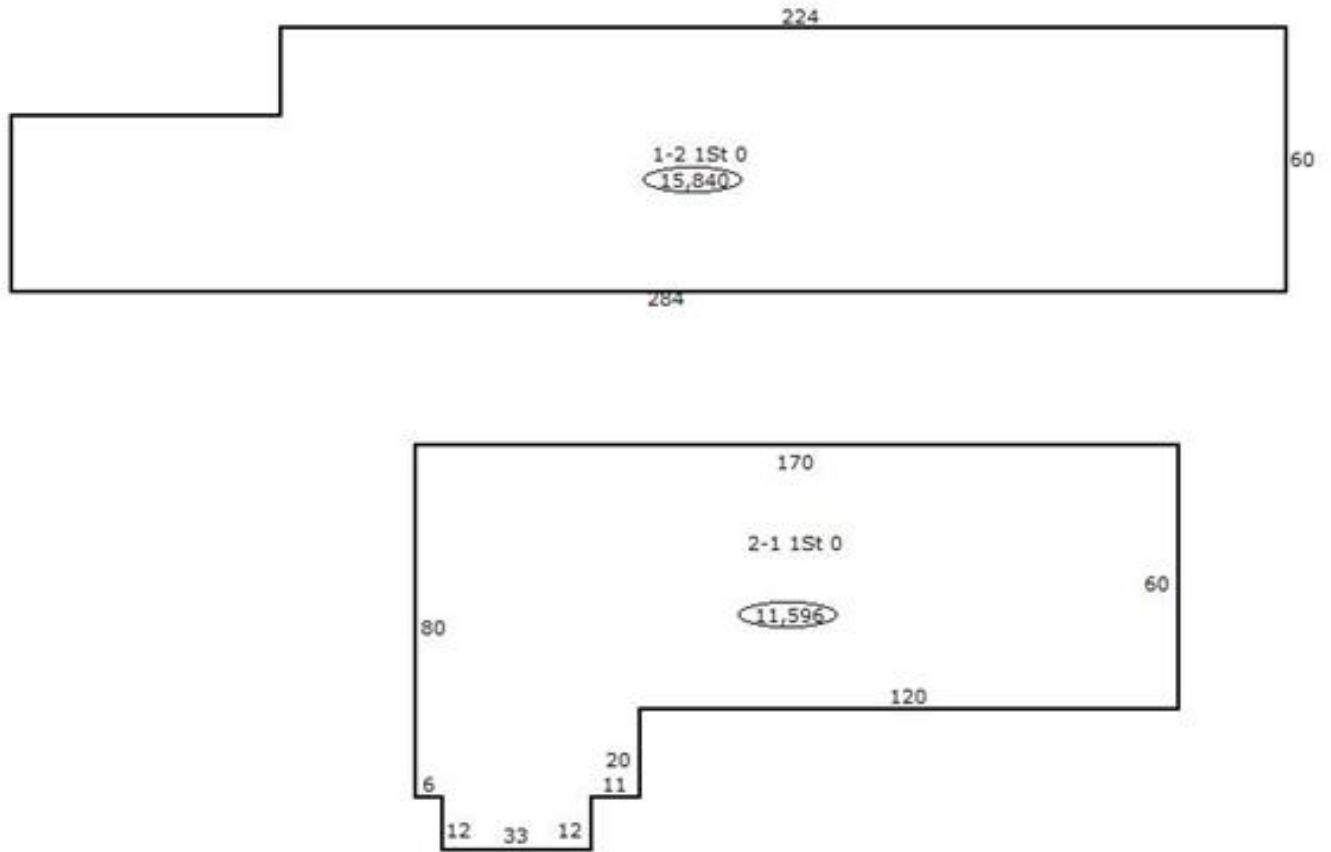
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### Sketch Image

660021616



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		40	1-2 1St 0	15,840	1.000	15,840
2	C	406		40	2-1 1St 0	11,596	1.000	11,596
<b>Total Building Area</b>						<b>27,436</b>		<b>27,436</b>



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Account	660021616	Tax Area Code	1
Parcel ID	20N14E-26-4-00000-000-0000	Property Class	UC
Cadastral ID	26-20-14-00200	Owners Name	FAMMCO LEASING LLC

### Building Data

Building ID	239
Building Sequence	1
Occupancy 1	406 Storage Warehouse 90%
Occupancy 2	344 Office Building 10%
Occupancy 3	
Total Floor Area	15,840
Average Perimeter	688
Number Of Storys	1.00
Average Wall Ht	26.00
Year Built	1993
Effective Age	21
Construction Class	7 - Pre-Engineered Steel Frame
Quality	2 - Fair
Condition	2 - Fair
Exterior Wall	88 - Stud Metal Siding
Heating/Cooling	11 - Radiant Space Heaters
Roof Type	
Roof Cover	

### Building Image

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

### Image Information

Image Name  
 Image Date  
 Image Name  
 Description

### Cost Calculations

Appraisal Zone	3
Zone Description	
Base Cost	45.79
Wall Cost	20.87
HVAC Cost	7.53
Basement Cost	0.00
Total Base Cost	74.19
Total Area	15,840
Base RCN	1,175,170
Misc Impr Value	

Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	1,175,170
Physical Depreciation	42%
Functional Depreciation	
Total Depreciation	42% (493,571)
Total RCNLD	681,599
Lump Sums	
Total Building Value	681,599 \$ 43.03 Per SqFt

### Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Warmed and Cooled Air	Area/Percent	10%		19,296
<b>Total Modifier Value</b>					<b>19,296</b>



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Account 660021616  
Parcel ID 20N14E-26-4-00000-000-0000  
Cadastral ID 26-20-14-00200

Tax Area Code 1  
Property Class UC  
Owners Name FAMMCO LEASING LLC

### Building Data

Building ID 242  
Building Sequence 2  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 11,596  
Average Perimeter 524  
Number Of Storys 1.00  
Average Wall Ht 26.00  
Year Built 1993  
Effective Age 21  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 11 - Radiant Space Heaters  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 42.44  
Wall Cost 21.71  
HVAC Cost 6.85  
Basement Cost 0.00  
Total Base Cost 71.00  
Total Area 11,596  
Base RCN 823,316  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 823,316  
Physical Depreciation 42%  
Functional Depreciation  
Total Depreciation 42% (345,793)  
Total RCNLD 477,523  
Lump Sums  
Total Building Value 477,523 \$ 41.18 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	5-FLOOD LIGHTS	0x0x0			700
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (1.00 x 700)				700		700
Total Site Improvement Value						700