



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:09:20
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Assessment Data					Primary Image				
Account	660021625				No Image On File				
Parcel ID	20N14E-26-4-00000-000-0000								
Cadastral ID	26-20-14-01100								
Property Type	REAL - Real Property								
Property Class	PSU	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	336967								
PUBLIC SERVICE CO OF OK									
1 RIVERSIDE PLAZA 16TH FLOOR COLUMBUS OH 43215-0000									
Parcel Location									
Situs	15915 E PINE								
Subdivision									
Lot/Block	/	Parcel Size	4.87 - Acres						
Sec/Twn/Rng	26 / 20 / 14 / 4								
Neighborhood	1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18028494 -95.78353744									
W 440' SE SE LESS S 990', & W 440' S 21' SW NE SE & S 21' SE NW SE LESS W 480' THEREOF; & NE SW SE LESS W 480' LESS S 330' THEREOF.					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CARLSON, RONALD E	12/23/2021	0	WB
					/	CARLSON, RONALD E	12/23/2021	3,000,000	WB
					874/433	P & M INDUSTRIES INC	02/27/1992	35,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	2022	Land Value	122,203	0	11%	0	Assessed	0	0.00
Year Frozen	0	Improvements	16,474	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	138,677	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	2025-660021625	PUBLIC SERVICE CO OF OK			1	122,203	0		.00
2024	2024-660021625	PUBLIC SERVICE CO OF OK			1	122,203	0		.00
2023	2023-660021625	PUBLIC SERVICE CO OF OK			1	122,203	0		.00
2022	2022-660021625	PUBLIC SERVICE CO OF OK			1	122,203	0		.00
2021	2021-660021625	CARLSON, RONALD E			1	126,847	0	8,547	752.00
2020	2020-660021625	CARLSON, RONALD E			1	126,847	0	8,140	721.00
2019	2019-660021625	CARLSON, RONALD E			1	124,233	0	7,753	696.00
2018	2018-660021625	CARLSON, RONALD E			1	124,233	0	7,383	659.00
2017	2017-660021625	CARLSON, RONALD E			1	124,233	0	7,032	635.00
2016	2016-660021625	CARLSON, RONALD E			1	124,233	0	6,697	596.00
2015	2015-660021625	CARLSON, RONALD E			1	59,615	0	6,378	570.00
2014	2014-660021625	CARLSON, RONALD E			1	59,615	0	6,074	549.00
2013	2013-660021625	CARLSON, RONALD E			1	52,593	0	5,785	518.00



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Lot Data	Primary Image									
<p>Lot Size 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 LAND QUALITY 0 0</p> <p>Value Model 1881 PINE ST INDUSTRIAL/ CATOOSA</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 212,137.00 x .58 = 122,203</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 122,203</p>										
Cost Approach			Image Information							
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 16,474</p> <p>Total Improvement Value 16,474</p> <p>Land Value 122,203</p> <p>Cost Approach Value 138,677</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>									
Income Approach	Value Reconciliation									
<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</p>	<table border="0"> <tr> <td>Selected Valuation Method</td> <td>Cost Approach</td> </tr> <tr> <td>Total Improvement Value</td> <td>16,474</td> </tr> <tr> <td>Land Value</td> <td>122,203</td> </tr> <tr> <td>Total Appraised Value</td> <td>138,677</td> </tr> </table>		Selected Valuation Method	Cost Approach	Total Improvement Value	16,474	Land Value	122,203	Total Appraised Value	138,677
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Total Improvement Value	16,474									
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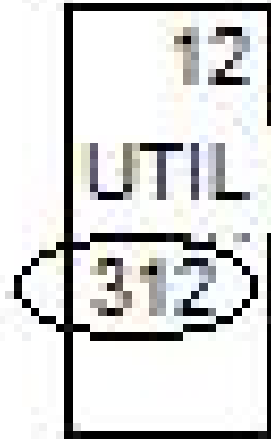
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Sketch Image

660021625



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	UTIL		50	UTIL	224	1.000	224
2	O	UTIL		50	UTIL	312	1.000	312

Total Building Area



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	16x14x8	Concrete		224
	Qual 5	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (40.98 x 224)			9,180 2,295	6,885

	UTIL	Utility Building	12x26x8	Concrete		312
	Qual 5	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (40.98 x 312)			12,786 3,197	9,589

Total Site Improvement Value 16,474