



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:08:37
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021626 Parcel ID 20N14E-26-4-00000-000-0000 Cadastral ID 26-20-14-01200 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 17401 E PINE ST Subdivision Lot/Block / Parcel Size 9.1 - Acres Sec/Twn/Rng 26 / 20 / 14 / 4 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.18164299 -95.78353892 W 440' SW NE SE LESS S 21' & SE NW SE LESS W 480' & S 21' THEREOF.																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY 0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	396,178.00 x .43 = 169,176		
Factor Value	0		
Adjustments	124.12%		
Lot Value	209,981		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	963037
Total Building Area	51,700	Image Date	6/14/2021
Total Base Value	4,811,239	Name	IMG_0013.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements	9,463		
Replacement Cost New	4,820,702		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	3,555,937		
Economic Depreciation			
RCNLD (All Sources)	3,555,937		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	3,555,937		
Land Value	209,981		
Cost Approach Value	3,765,918 72.84/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	209,981
Effective Gross Income (EGI)		Total Appraised Value	3,765,918 72.84/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

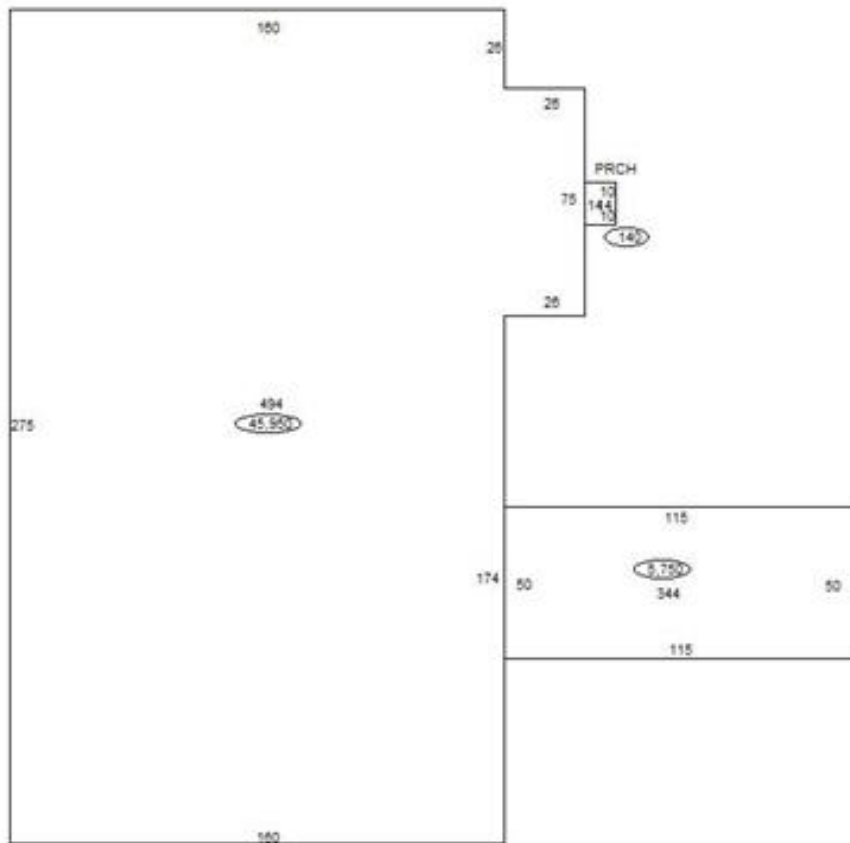
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Sketch Image

660021626



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		50	344	5,750	1.000	5,750
2	C	494		50	494	45,950	1.000	45,950
3	M	PRCH		50	PRCH	140	1.000	140
Total Building Area						51,700		51,700



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Account 660021626
Parcel ID 20N14E-26-4-00000-000-0000
Cadastral ID 26-20-14-01200

Tax Area Code 1
Property Class PSU
Owners Name PUBLIC SERVICE CO OF OK

Building Data

Building ID 315
Building Sequence 2
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,750
Average Perimeter 330
Number Of Storys 1.00
Average Wall Ht 2.00
Year Built 1997
Effective Age 19
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 7 - Package Unit
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_0013.JPG
Image Date 6/14/2021
Image Name IMG_0013.JPG
Description REVAL 2021

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 78.01
Wall Cost 2.99
HVAC Cost 17.98
Basement Cost 0.00
Total Base Cost 98.98
Total Area 5,750
Base RCN 569,135
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 569,135
Physical Depreciation 28%
Functional Depreciation
Total Depreciation 28% (159,358)
Total RCNLD 409,777
Lump Sums
Total Building Value 409,777 \$ 71.27 Per SqFt