



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:08:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021656 Parcel ID 000000-00-0-00288-001-0009 Cadastral ID 26-20-14-03480 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 330274 MCBRIDE PROPERTIES LLC 17110 E PINE ST TULSA OK 74116-0000 Parcel Location Situs 01610 N 170TH E AVE Subdivision EASTPARK FIRST ADD Lot/Block 0009 / 0001 Parcel Size .84 - Lots Sec/Twn/Rng 26 / 20 / 14 / 5 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.17992327 -95.78827771																																																																																																																									
Legal Description TR DESC 2634-291 AS PART OF LOT 9 BLOCK 1 EASTPARK FIRST ADDITION; BEG NE/C SAID LOT 9; S01.0506E 307'; S88.4455W 480'; N01.0506W 307'; N88.4455E 480.00' TO POB					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>6202</td> <td>(COM) R5 FOR IMPROVEMENTS</td> <td>01/2110</td> <td>01/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6202	(COM) R5 FOR IMPROVEMENTS	01/2110	01/2006																																																																																																							
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	147360		
Non-Ag Acres	3.38		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY 0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	147,360.00 x .64 = 94,997		
Factor Value	0		
Adjustments			
Lot Value	94,997		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	966118
Total Building Area	23,316	Image Date	7/1/2021
Total Base Value	1,966,502	Name	6.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements			
Replacement Cost New	1,966,502		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,257,046		
Economic Depreciation			
RCNLD (All Sources)	1,257,046		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	1,257,046		
Land Value	94,997		
Cost Approach Value	1,352,043 57.99/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	94,997
Effective Gross Income (EGI)		Total Appraised Value	1,352,043 57.99/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

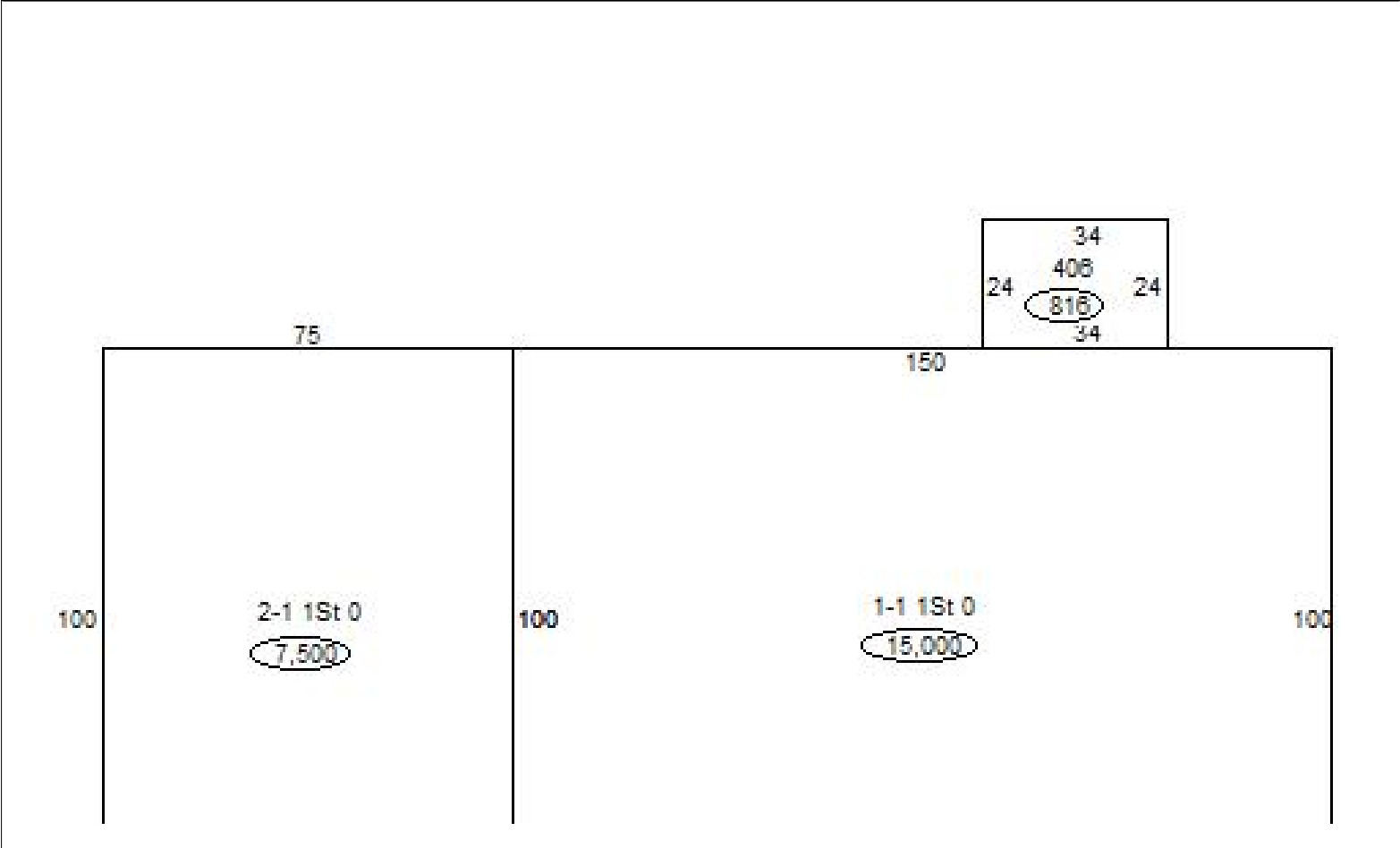
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Sketch Image

660021656



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		50	1-1 1St 0	15,000	1.000	15,000
2	C	494		50	2-1 1St 0	7,500	1.000	7,500
3	C	406		50	406	816	1.000	816
Total Building Area						23,316		23,316



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Account 660021656
Parcel ID 000000-00-0-00288-001-0009
Cadastral ID 26-20-14-03480

Tax Area Code 1
Property Class UCP
Owners Name MCBRIDE PROPERTIES LLC

Building Data

Building ID 228
Building Sequence 1
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 15,000
Average Perimeter 500
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1995
Effective Age 20
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
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 55.65
Wall Cost 10.07
HVAC Cost 17.48
Basement Cost 0.00
Total Base Cost 83.20
Total Area 15,000
Base RCN 1,248,000
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,248,000
Physical Depreciation 39%
Functional Depreciation
Total Depreciation 39% (486,720)
Total RCNLD 761,280
Lump Sums
Total Building Value 761,280 \$ 50.75 Per SqFt



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Parcel ID 000000-00-0-00288-001-0009
Cadastral ID 26-20-14-03480

Tax Area Code 1
Property Class UCP
Owners Name MCBRIDE PROPERTIES LLC

Building Data

Building ID 249
Building Sequence 2
Occupancy 1 494 Industrials, Light Mftg. 90%
Occupancy 2 406 Storage Warehouse 10%
Occupancy 3
Total Floor Area 8,316
Average Perimeter 466
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2000
Effective Age 17
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
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 54.28
Wall Cost 14.92
HVAC Cost 17.20
Basement Cost 0.00
Total Base Cost 86.40
Total Area 8,316
Base RCN 718,502
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 718,502
Physical Depreciation 31%
Functional Depreciation
Total Depreciation 31% (222,736)
Total RCNLD 495,766
Lump Sums
Total Building Value 495,766 \$ 59.62 Per SqFt