



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:07:36
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021662 Parcel ID 000000-00-0-00288-002-0003 Cadastral ID 26-20-14-03540 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 306630 ROADAPPLE PROPERTIES LLC PO BOX 279 CATOOSA OK 74015-0000 Parcel Location Situs 02101 N 170TH E AVE Subdivision EASTPARK FIRST ADD Lot/Block 0003 / 0002 Parcel Size .75 - Lots Sec/Twn/Rng 26 / 20 / 14 / 5 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.18475023 -95.78672194																																																																																																																									
Legal Description LOT 3 LESS S 12' BLOCK 2 EASTPARK FIRST ADDITION					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/16/2026
 Time 21:07:36
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	54362		
Non-Ag Acres	2.235		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	97,351.00 x .76 = 73,993		
Factor Value	0		
Adjustments	135.15%		
Lot Value	100,002		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	966093
Total Building Area	10,900	Image Date	7/1/2021
Total Base Value	881,063	Name	15.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements			
Replacement Cost New	881,063		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	760,355		
Economic Depreciation			
RCNLD (All Sources)	760,355		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	760,355		
Land Value	100,002		
Cost Approach Value	860,357		78.93/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	100,002
Effective Gross Income (EGI)		Total Appraised Value	860,357 78.93/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

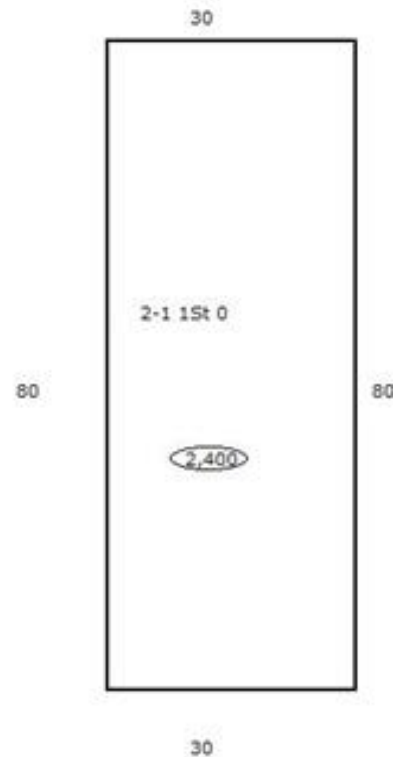
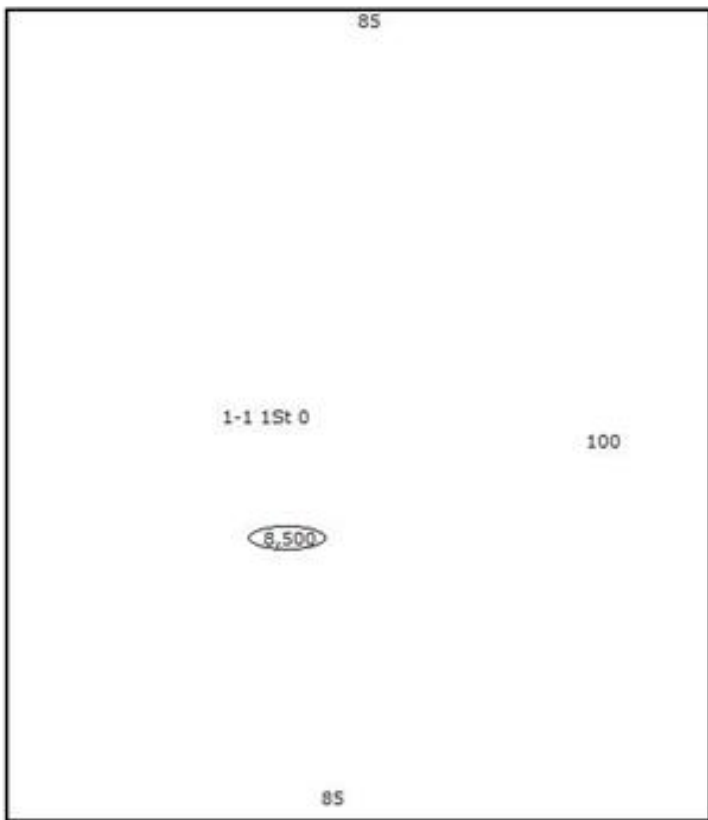
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Time 21:07:36
Page 3

Sketch Image

660021662



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	1-1 1St 0	8,500	1.000	8,500
2	C	406		20	2-1 1St 0	2,400	1.000	2,400
Total Building Area						10,900		10,900



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Time 21:07:36
Page 4

Account 660021662
Parcel ID 000000-00-0-00288-002-0003
Cadastral ID 26-20-14-03540

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

Building Data

Building ID 226
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 8,500
Average Perimeter 370
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1997
Effective Age 12
Construction Class 7 - Pre-Engineered Steel Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 88 - Stud Metal Siding
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 57.52
Wall Cost 15.07
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 72.59
Total Area 8,500
Base RCN 617,015
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 617,015
Physical Depreciation 14%
Functional Depreciation
Total Depreciation 14% (86,382)
Total RCNLD 530,633
Lump Sums
Total Building Value 530,633 \$ 62.43 Per SqFt



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Page 5

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Parcel ID 000000-00-0-00288-002-0003
Cadastral ID 26-20-14-03540

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

Building Data

Building ID 279
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,400
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1998
Effective Age 11
Construction Class 7 - Pre-Engineered Steel Frame
Quality 4 - Good
Condition 4 - Good
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
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 57.73
Wall Cost 31.73
HVAC Cost 20.56
Basement Cost 0.00
Total Base Cost 110.02
Total Area 2,400
Base RCN 264,048
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 264,048
Physical Depreciation 13%
Functional Depreciation
Total Depreciation 13% (34,326)
Total RCNLD 229,722
Lump Sums
Total Building Value 229,722 \$ 95.72 Per SqFt