



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660021666								
Parcel ID	000000-00-0-00288-002-0008								
Cadastral ID	26-20-14-03580								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	346575								
PINE INDUSTRIAL PARK LLC									
1520 E 17TH ST TULSA OK 74120-0000									
Parcel Location									
Situs									
Subdivision	EASTPARK FIRST ADD								
Lot/Block	0008 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	26 / 20 / 14 / 5								
Neighborhood	1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.18061123 -95.78673149									
Building Permits									
LOT 8 BLOCK 2 EASTPARK FIRST ADDITION									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	CARLSON, RONALD E	02/28/2025	3,000,000	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2026	Land Value	67,200	67,200	11%	7,392	Assessed	7,392	788.43
Year Frozen	0	Improvements	0	0	0	0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00
TIF Project ID	0	Total Value	67,200	67,200	7,392	Total Taxable	7,392	788.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660021666	PINE INDUSTRIAL PARK LLC	1	67,200	0	7,392	788.00		
2024	2024-660021666	CARLSON, RONALD E	1	67,200	0	7,392	780.00		
2023	2023-660021666	CARLSON, RONALD E	1	67,200	0	7,392	759.00		
2022	2022-660021666	CARLSON, RONALD E	1	67,200	0	7,392	742.00		
2021	2021-660021666	CARLSON, RONALD E	1	67,200	0	7,392	650.00		
2020	2020-660021666	CARLSON, RONALD E	1	67,200	0	7,392	655.00		
2019	2019-660021666	CARLSON, RONALD E	1	74,150	0	8,157	732.00		
2018	2018-660021666	CARLSON, RONALD E	1	163,820	0	17,239	1,539.00		
2017	2017-660021666	CARLSON, RONALD E	1	163,820	0	16,418	1,483.00		
2016	2016-660021666	CARLSON, RONALD E	1	163,820	0	15,636	1,391.00		
2015	2015-660021666	CARLSON, RONALD E	1	49,976	0	5,497	491.00		
2014	2014-660021666	CARLSON, RONALD E	1	49,976	0	5,497	497.00		
2013	2013-660021666	CARLSON, RONALD E	1	49,976	0	5,497	492.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	49004		
Non-Ag Acres	1.904		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY 0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	82,960.00 x .81 = 67,200		
Factor Value	0		
Adjustments			
Lot Value	67,200		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	875972
Total Building Area		Image Date	8/20/2018
Total Base Value		Name	IMG_2728.JPG
Modifier Value		Description	REVAL 2018 VACANT STORAGE LOT
Misc Improvements			
Replacement Cost New			
Phys/Func Depreciation Loss			
RCN Less Phys/Func			
Economic Depreciation			
RCNLD (All Sources)			
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value			
Land Value	67,200		
Cost Approach Value	67,200		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	67,200
Effective Gross Income (EGI)		Total Appraised Value	67,200
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value			