



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:07:34  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021669 <b>Parcel ID</b> 000000-00-0-00288-002-0011 <b>Cadastral ID</b> 26-20-14-03610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 325509 RSM PROPERTY LLC  15855 E PINE STREET TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01575 N 170TH E AVE <b>Subdivision</b> EASTPARK FIRST ADD <b>Lot/Block</b> 0011 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 20 / 14 / 5 <b>Neighborhood</b> 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.17834653 -95.78676131										REVAL 2022 6/17/2021																																																																																																															
<b>Building Permits</b>					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
<b>Exemptions</b>					<b>Sale History</b>																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>SCHWAN'S SALES ENTERPRISES INC</td> <td>08/27/2018</td> <td>315,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	SCHWAN'S SALES ENTERPRISES INC	08/27/2018	315,000	YES																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	SCHWAN'S SALES ENTERPRISES INC	08/27/2018	315,000	YES																																																																																																																					
<b>Parcel Valuation</b>																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> </tr> </tbody> </table>		Source	REAL	Remove Cap	2019	Year Frozen	0	Uncapped Value	0	TIF Project ID	0	<table border="1"> <thead> <tr> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>Land Value</td> <td>95,833</td> <td>95,833</td> <td>10,542</td> </tr> <tr> <td>Improvements</td> <td>409,117</td> <td>147,190</td> <td>16,191</td> </tr> <tr> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td>Total Value</td> <td>504,950</td> <td>243,023</td> <td>26,733</td> </tr> </tbody> </table>			Fair Cash	Capped	Asmnt Level	Assessed	Land Value	95,833	95,833	10,542	Improvements	409,117	147,190	16,191	Mobile Home	0	0	0	Total Value	504,950	243,023	26,733	<table border="1"> <thead> <tr> <th>Levy Rate</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>106.660</td> <td>2,851.34</td> </tr> <tr> <td>Assessed</td> <td>26,733</td> </tr> <tr> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Exemption</td> <td>0</td> </tr> <tr> <td>Total Taxable</td> <td>26,733</td> </tr> </tbody> </table>		Levy Rate	Current Tax	106.660	2,851.34	Assessed	26,733	Penalty	0	Exemption	0	Total Taxable	26,733																																																																									
Source	REAL																																																																																																																								
Remove Cap	2019																																																																																																																								
Year Frozen	0																																																																																																																								
Uncapped Value	0																																																																																																																								
TIF Project ID	0																																																																																																																								
Fair Cash	Capped	Asmnt Level	Assessed																																																																																																																						
Land Value	95,833	95,833	10,542																																																																																																																						
Improvements	409,117	147,190	16,191																																																																																																																						
Mobile Home	0	0	0																																																																																																																						
Total Value	504,950	243,023	26,733																																																																																																																						
Levy Rate	Current Tax																																																																																																																								
106.660	2,851.34																																																																																																																								
Assessed	26,733																																																																																																																								
Penalty	0																																																																																																																								
Exemption	0																																																																																																																								
Total Taxable	26,733																																																																																																																								
<b>Assessment History</b>																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660021669</td><td>RSM PROPERTY LLC</td><td>1</td><td>510,249</td><td>0</td><td>25,460</td><td>2,716.00</td></tr> <tr><td>2024</td><td>2024-660021669</td><td>RSM PROPERTY LLC</td><td>1</td><td>220,430</td><td>0</td><td>24,248</td><td>2,558.00</td></tr> <tr><td>2023</td><td>2023-660021669</td><td>RSM PROPERTY LLC</td><td>1</td><td>459,705</td><td>0</td><td>37,121</td><td>3,810.00</td></tr> <tr><td>2022</td><td>2022-660021669</td><td>RSM PROPERTY LLC</td><td>1</td><td>469,550</td><td>0</td><td>35,353</td><td>3,549.00</td></tr> <tr><td>2021</td><td>2021-660021669</td><td>RSM PROPERTY LLC</td><td>1</td><td>306,088</td><td>0</td><td>33,670</td><td>2,962.00</td></tr> <tr><td>2020</td><td>2020-660021669</td><td>RSM PROPERTY LLC</td><td>1</td><td>306,088</td><td>0</td><td>33,670</td><td>2,982.00</td></tr> <tr><td>2019</td><td>2019-660021669</td><td>RSM PROPERTY LLC</td><td>1</td><td>315,527</td><td>0</td><td>34,708</td><td>3,117.00</td></tr> <tr><td>2018</td><td>2018-660021669</td><td>RSM PROPERTY LLC</td><td>1</td><td>268,497</td><td>0</td><td>25,584</td><td>2,284.00</td></tr> <tr><td>2017</td><td>2017-660021669</td><td>SCHWAN'S SALES ENTERPRISES INC</td><td>1</td><td>268,497</td><td>0</td><td>24,366</td><td>2,200.00</td></tr> <tr><td>2016</td><td>2016-660021669</td><td>SCHWAN'S SALES ENTERPRISES INC</td><td>1</td><td>268,497</td><td>0</td><td>23,206</td><td>2,064.00</td></tr> <tr><td>2015</td><td>2015-660021669</td><td>SCHWAN'S SALES ENTERPRISES INC</td><td>1</td><td>200,915</td><td>0</td><td>22,100</td><td>1,975.00</td></tr> <tr><td>2014</td><td>2014-660021669</td><td>SCHWAN'S SALES ENTERPRISES INC</td><td>1</td><td>200,915</td><td>0</td><td>22,100</td><td>1,999.00</td></tr> <tr><td>2013</td><td>2013-660021669</td><td>SCHWAN'S SALES ENTERPRISES INC</td><td>1</td><td>200,915</td><td>0</td><td>22,100</td><td>1,978.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660021669	RSM PROPERTY LLC	1	510,249	0	25,460	2,716.00	2024	2024-660021669	RSM PROPERTY LLC	1	220,430	0	24,248	2,558.00	2023	2023-660021669	RSM PROPERTY LLC	1	459,705	0	37,121	3,810.00	2022	2022-660021669	RSM PROPERTY LLC	1	469,550	0	35,353	3,549.00	2021	2021-660021669	RSM PROPERTY LLC	1	306,088	0	33,670	2,962.00	2020	2020-660021669	RSM PROPERTY LLC	1	306,088	0	33,670	2,982.00	2019	2019-660021669	RSM PROPERTY LLC	1	315,527	0	34,708	3,117.00	2018	2018-660021669	RSM PROPERTY LLC	1	268,497	0	25,584	2,284.00	2017	2017-660021669	SCHWAN'S SALES ENTERPRISES INC	1	268,497	0	24,366	2,200.00	2016	2016-660021669	SCHWAN'S SALES ENTERPRISES INC	1	268,497	0	23,206	2,064.00	2015	2015-660021669	SCHWAN'S SALES ENTERPRISES INC	1	200,915	0	22,100	1,975.00	2014	2014-660021669	SCHWAN'S SALES ENTERPRISES INC	1	200,915	0	22,100	1,999.00	2013	2013-660021669	SCHWAN'S SALES ENTERPRISES INC	1	200,915	0	22,100	1,978.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660021669	RSM PROPERTY LLC	1	510,249	0	25,460	2,716.00																																																																																																																		
2024	2024-660021669	RSM PROPERTY LLC	1	220,430	0	24,248	2,558.00																																																																																																																		
2023	2023-660021669	RSM PROPERTY LLC	1	459,705	0	37,121	3,810.00																																																																																																																		
2022	2022-660021669	RSM PROPERTY LLC	1	469,550	0	35,353	3,549.00																																																																																																																		
2021	2021-660021669	RSM PROPERTY LLC	1	306,088	0	33,670	2,962.00																																																																																																																		
2020	2020-660021669	RSM PROPERTY LLC	1	306,088	0	33,670	2,982.00																																																																																																																		
2019	2019-660021669	RSM PROPERTY LLC	1	315,527	0	34,708	3,117.00																																																																																																																		
2018	2018-660021669	RSM PROPERTY LLC	1	268,497	0	25,584	2,284.00																																																																																																																		
2017	2017-660021669	SCHWAN'S SALES ENTERPRISES INC	1	268,497	0	24,366	2,200.00																																																																																																																		
2016	2016-660021669	SCHWAN'S SALES ENTERPRISES INC	1	268,497	0	23,206	2,064.00																																																																																																																		
2015	2015-660021669	SCHWAN'S SALES ENTERPRISES INC	1	200,915	0	22,100	1,975.00																																																																																																																		
2014	2014-660021669	SCHWAN'S SALES ENTERPRISES INC	1	200,915	0	22,100	1,999.00																																																																																																																		
2013	2013-660021669	SCHWAN'S SALES ENTERPRISES INC	1	200,915	0	22,100	1,978.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:07:34  
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1		
Non-Ag Acres	1.952		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	85,047.00 x .80 =	68,452	
Factor Value	0		
Adjustments	140%		
Lot Value	95,833		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	963613
Total Building Area	7,200	Image Date	6/17/2021
Total Base Value	568,224	Name	IMG_0011.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements			
Replacement Cost New	568,224		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	397,757		
Economic Depreciation			
RCNLD (All Sources)	397,757		
Depreciated Improvements			
Outbuilding Value	11,360		
Total Improvement Value	409,117		
Land Value	95,833		
Cost Approach Value	504,950	70.13/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	11,360
Miscellaneous Income		Land Value	95,833
Effective Gross Income (EGI)		Total Appraised Value	504,950
Total Expenses			70.13/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

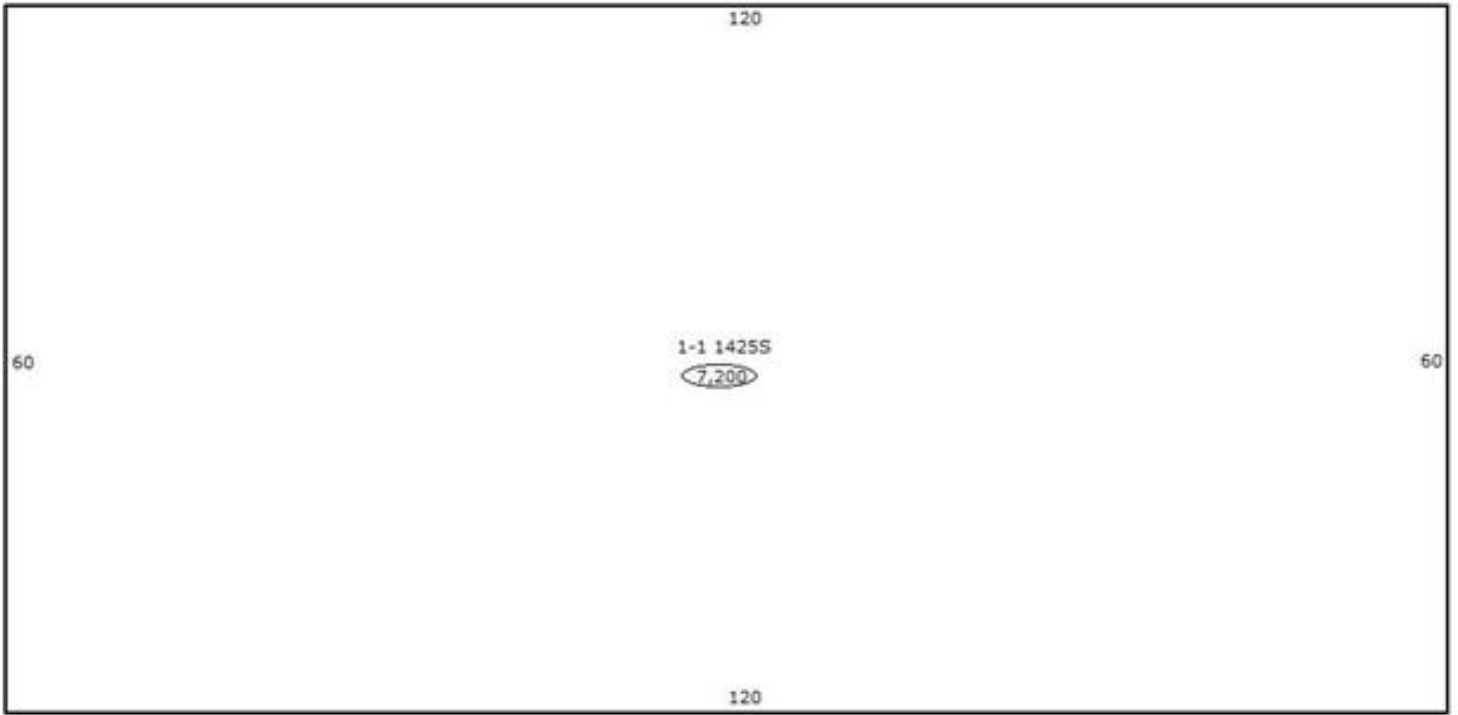
Date 04/16/2026

Time 21:07:34

Page 3

### Sketch Image

660021669



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	1-1 1425S	7,200	1.000	7,200
<b>Total Building Area</b>						7,200		7,200



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:07:34  
Page 4

Account 660021669  
Parcel ID 000000-00-0-00288-002-0011  
Cadastral ID 26-20-14-03610

Tax Area Code 1  
Property Class UCP  
Owners Name RSM PROPERTY LLC

### Building Data

Building ID 227  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 7,200  
Average Perimeter 360  
Number Of Storys 1.00  
Average Wall Ht 16.00  
Year Built 1986  
Effective Age 20  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 8 - Warmed and Cooled Air  
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 IMG\_0011.JPG  
Image Date 6/17/2021  
Image Name IMG\_0011.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.44  
Wall Cost 16.78  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 78.92  
Total Area 7,200  
Base RCN 568,224  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 568,224  
Physical Depreciation 30%  
Functional Depreciation  
Total Depreciation 30% (170,467)  
Total RCNLD 397,757  
Lump Sums  
Total Building Value 397,757 \$ 55.24 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026

Time 21:07:34

Page 5

660021669

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	XDRA	Asphalt Drive	0x0x0			14,200
	Qual	1	Cond	1	Year	Eff Age 2026

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (2.00 x 14,200)		28,400	17,040	11,360
<b>Total Site Improvement Value</b>				<b>11,360</b>