



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	660021689													
Parcel ID	20N14E-26-4-00000-000-0000													
Cadastral ID	26-20-14-04000													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	285866													
S & T LEASING LLC														
PO BOX 1179 CATOOSA OK 74015-0000														
Parcel Location														
Situs	17620 TIGERSWITCH RD													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	26 / 20 / 14 / 4													
Neighborhood	1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL													
School District	S002 - CATOOSA SCHOOLS													
REVAL 2022 6/21/2021														
Legal Description Lat/Long: 36.18309336 -95.78058490														
BEG PT 183' N SE/C NE NE SE, S 183', W 556' N 518'TO PT 21.5' S RR, SELY PAR TO RR TO POB LESS UNDERGROUND ROW EASEMENT TO PUBLIC SERVICE														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2177/539	S & T LEASING	06/10/2011	0	4					
					1190/308	ROUSH, MERLIN D	09/01/1999	50,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2000	Land Value	129,074	129,074	11%	14,198	Assessed	321,913	34,335.24					
Year Frozen	0	Improvements	4,696,301	2,797,409		307,715	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	4,825,375	2,926,483		321,913	Total Taxable	321,913	34,335.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660021689	S & T LEASING LLC	1	3,159,798	0	306,584	32,700.00							
2024	2024-660021689	S & T LEASING LLC	1	2,654,407	0	291,985	30,801.00							
2023	2023-660021689	S & T LEASING LLC	1	3,467,950	0	282,880	29,032.00							
2022	2022-660021689	S & T LEASING LLC	1	3,203,603	0	269,410	27,043.00							
2021	2021-660021689	S & T LEASING LLC	1	2,332,554	0	256,581	22,574.00							
2020	2020-660021689	S & T LEASING LLC	1	2,332,554	0	256,581	22,725.00							
2019	2019-660021689	S & T LEASING LLC	1	2,329,940	0	252,480	22,673.00							
2018	2018-660021689	S & T LEASING LLC	1	2,185,969	0	240,457	21,463.00							
2017	2017-660021689	S & T LEASING LLC	1	3,014,529	0	331,599	29,943.00							
2016	2016-660021689	S & T LEASING LLC	1	3,014,529	0	331,599	29,492.00							
2015	2015-660021689	S & T LEASING LLC	1	3,051,330	0	335,646	30,000.00							
2014	2014-660021689	S & T LEASING LLC	1	3,051,330	0	335,646	30,363.00							
2013	2013-660021689	S & T LEASING LLC	1	3,051,330	0	335,646	30,043.00							



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	5		
Non-Ag Acres	5.412		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	235,768.00 x .55 = 129,074		
Factor Value	0		
Adjustments			
Lot Value	129,074		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	963997
Total Building Area	59,950	Image Date	6/21/2021
Total Base Value	5,108,939	Name	IMG_0002.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements	108,732		
Replacement Cost New	5,217,671		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	4,695,904		
Economic Depreciation			
RCNLD (All Sources)	4,695,904		
Depreciated Improvements			
Outbuilding Value	397		
Total Improvement Value	4,696,301		
Land Value	129,074		
Cost Approach Value	4,825,375		
			80.49/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	397
Miscellaneous Income		Land Value	129,074
Effective Gross Income (EGI)		Total Appraised Value	4,825,375
			80.49/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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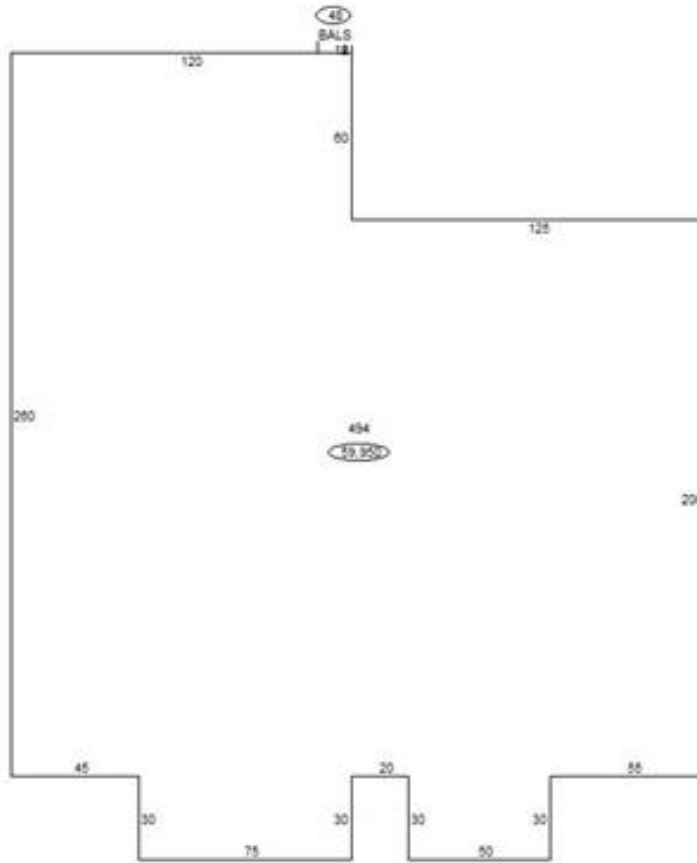
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Sketch Image

660021689



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		50	494	59,950	1.000	59,950
2	O	BALS		50	BALS	48	1.000	48
Total Building Area						59,950		59,950



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Account 660021689
 Parcel ID 20N14E-26-4-00000-000-0000
 Cadastral ID 26-20-14-04000

Tax Area Code 1
 Property Class UC
 Owners Name S & T LEASING LLC

Building Data

Building ID 4823
 Building Sequence 1
 Occupancy 1 494 Industrials, Light Mftg. 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 59,950
 Average Perimeter 1,070
 Number Of Storys 1.00
 Average Wall Ht 14.00
 Year Built 2012
 Effective Age 7
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 116 - Single Metal on Steel Frame
 Heating/Cooling 8 - Warmed and Cooled Air
 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_0002.JPG
 Image Date 6/21/2021
 Image Name IMG_0002.JPG
 Description REVAL 2022

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 63.69
 Wall Cost 5.28
 HVAC Cost 16.25
 Basement Cost 0.00
 Total Base Cost 85.22
 Total Area 59,950
 Base RCN 5,108,939
 Misc Impr Value 108,732

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 5,217,671
 Physical Depreciation 10%
 Functional Depreciation
 Total Depreciation 10% (521,767)
 Total RCNLD 4,695,904
 Lump Sums
 Total Building Value 4,695,904 \$ 78.33 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	Paving - Concrete		80X240	19,200	4.42		84,864
PACN	Paving - Concrete		60X90	5,400	4.42		23,868
Total Misc Improvement							108,732



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BALS	Balcony - Steel/Concrete	12x4x0			48
	Qual 3	Cond 3	Year 0	Eff Age 1013		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (41.33 x 48)		1,984	1,587	397
Total Site Improvement Value				397