




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660025303 <b>Parcel ID</b> 000000-00-0-20010-019-0002 <b>Cadastral ID</b> 30-20-15-02860 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 314818 INDUSTRIAL PROPERTY MANAGEMENT LLC  100 S SHAWNEE ST CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00215 SHAWNEE ST <b>Subdivision</b> CATOOSA O T <b>Lot/Block</b> 0002 / 0019 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 30 / 20 / 15 / 5 <b>Neighborhood</b> 1184 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>660025303 11/06/25</p> <p>660025303_001.JPG 12/7/2025</p>														
<b>Legal Description</b> Lat/Long: 36.18861843 -95.74973701																			
LOTS 1 & 2 BLOCK 19 CATOOSA O T					<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>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	ELLISON, ERIC REED	10/23/2020	100,500	YES										
					1576/895	MILLER, LINDEL D &~JACQUILINE L	04/01/2004	78,500	YES										
					1351/263	WRIGHT, KAREN & DANNY	01/13/2001	5,000	YES										
					1042/103	PIGUET, LLOYD H	09/12/1996	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>										
Remove Cap	2021		Land Value	53,082	24,222	11%	2,664	<b>Assessed</b>	13,588	1,449.30									
Year Frozen	0		Improvements	101,484	99,307		10,924	<b>Penalty</b>	0										
Uncapped Value	0		Mobile Home	0	0		0	<b>Exemption</b>	0	0.00									
TIF Project ID	0		<b>Total Value</b>	154,566	123,529		13,588	<b>Total Taxable</b>	13,588	1,449.00									
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660025303	INDUSTRIAL PROPERTY MANAGEMENT LLC			1	150,703	0	12,942	1,380.00										
2024	2024-660025303	INDUSTRIAL PROPERTY MANAGEMENT LLC			1	148,928	0	12,325	1,300.00										
2023	2023-660025303	INDUSTRIAL PROPERTY MANAGEMENT LLC			1	106,710	0	11,739	1,205.00										
2022	2022-660025303	INDUSTRIAL PROPERTY MANAGEMENT LLC			1	108,909	0	11,372	1,142.00										
2021	2021-660025303	INDUSTRIAL PROPERTY MANAGEMENT LLC			1	98,454	0	10,830	953.00										
2020	2020-660025303	ELLISON, ERIC REED			1	86,635	1000	8,520	755.00										
2019	2019-660025303	ELLISON, ERIC REED			1	84,022	1000	8,242	740.00										
2018	2018-660025303	ELLISON, ERIC REED			1	86,183	1000	8,471	756.00										
2017	2017-660025303	ELLISON, ERIC REED			1	85,484	1000	8,195	740.00										
2016	2016-660025303	ELLISON, ERIC REED			1	83,366	1000	7,928	705.00										
2015	2015-660025303	ELLISON, ERIC REED			1	82,019	1000	7,668	685.00										
2014	2014-660025303	ELLISON, ERIC REED			1	82,649	1000	7,415	671.00										
2013	2013-660025303	ELLISON, ERIC REED			1	77,897	1000	7,170	642.00										



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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4062		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	17,694.00 x 3.00 = 53,082		
Factor Value			
Adjustments	1.0000		
Lot Value	53,082		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,056 / 1,056
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,056
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 17

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	105,689 100.08 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	99,934
Lot Value	53,082
Indicated Value	153,016 144.90 Per SqFt
Agland Value	
Site Improvements	1,550
Total Value	154,566 146.37 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.88	Total Misc Impr	+ 509
Roofing Adj	+ 4.17	Garage Cost	+ 509
Subfloor Adj	+ 0.00	Total RCN	= 129,785
Heat/Cool Adj	+ 10.30	Depreciation ( 23%)	- 29,851
Plumbing Adj	+ 15.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 99,934
Adj Base Cost	= 122.42	Lot Value	+ 53,082
Total Area	x 1,056	Indicated Value	= 153,016
Adjusted Cost	= 129,276	Value Per SqFt	144.90

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	61927	6x4		24	21.22		509



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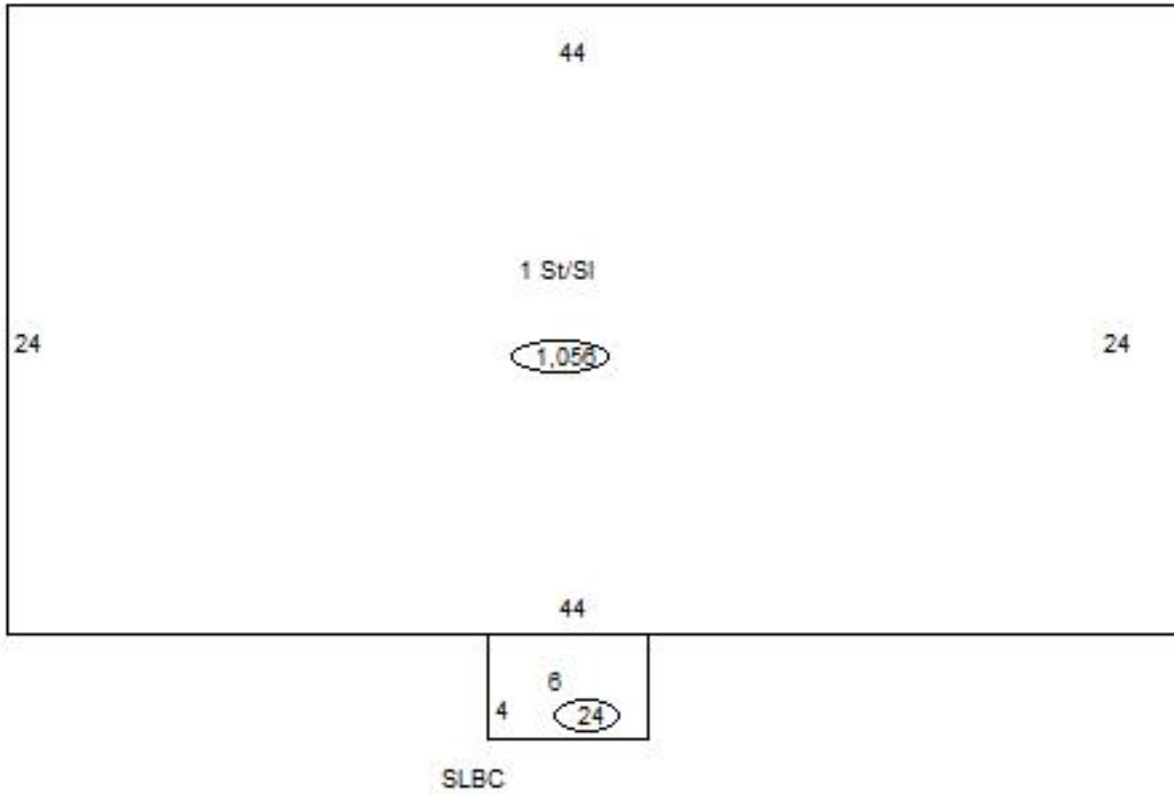
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,056	1.000	1,056
2	M	PRCH		10	SLBC	24	1.000	24
<b>Total Building Area</b>						1,056		1,056



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual	2	Cond 3	Year	2010	Eff Age 12
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (19.93 x 144)		2,870		2,870		1,320
						1,550