



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:39:40
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Assessment Data					Primary Image																								
Account 660025304 Parcel ID 000000-00-0-20010-020-0002 Cadastral ID 30-20-15-02870 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 314818 INDUSTRIAL PROPERTY MANAGEMENT LLC 100 S SHAWNEE ST CATOOSA OK 74015-0000 Parcel Location Situs 00214 S SHAWNEE ST Subdivision CATOOSA O T Lot/Block 0002 / 0020 Parcel Size 1.1 - Lots Sec/Twn/Rng 30 / 20 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS					No Image On File																								
Legal Description Lat/Long: 36.18822785 -95.74904569					Building Permits																								
SLY 20' LOT 1 & NLY 90' LOT 2 BLOCK 20 CATOOSA O T					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																				
					2463/836	MICHELS, EDDIE & BRENDA	03/30/2015	0	9																				
					2455/168	KIRK, KATHY MARIE	02/17/2015	48,000	YES																				
					2441/629	FORT, CHRISTOPHER	12/01/2014	0	4																				
					2155/387	HALE, SHIRLEY C	07/04/2009	0	4																				
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																					
Remove Cap	2016	Land Value	47,999	47,999	11%	5,280	Assessed	5,280	563.16																				
Year Frozen	0	Improvements	0	0	0	Penalty	0																						
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00																					
TIF Project ID	0	Total Value	47,999	47,999	5,280	Total Taxable	5,280	563.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660025304	INDUSTRIAL PROPERTY MANAGEMENT LLC	1	47,999	0	5,280	563.00																						
2024	2024-660025304	INDUSTRIAL PROPERTY MANAGEMENT LLC	1	47,999	0	5,280	557.00																						
2023	2023-660025304	INDUSTRIAL PROPERTY MANAGEMENT LLC	1	47,999	0	5,280	542.00																						
2022	2022-660025304	INDUSTRIAL PROPERTY MANAGEMENT LLC	1	47,999	0	5,280	530.00																						
2021	2021-660025304	INDUSTRIAL PROPERTY MANAGEMENT LLC	1	47,999	0	5,280	465.00																						
2020	2020-660025304	INDUSTRIAL PROPERTY MANAGEMENT LLC	1	47,999	0	5,280	468.00																						
2019	2019-660025304	INDUSTRIAL PROPERTY MANAGEMENT LLC	1	48,000	0	5,280	474.00																						
2018	2018-660025304	INDUSTRIAL PROPERTY MANAGEMENT LLC	1	48,000	0	5,280	471.00																						
2017	2017-660025304	INDUSTRIAL PROPERTY MANAGEMENT LLC	1	48,000	0	5,280	477.00																						
2016	2016-660025304	INDUSTRIAL PROPERTY MANAGEMENT LLC	1	48,000	0	5,280	470.00																						
2015	2015-660025304	INDUSTRIAL PROPERTY MANAGEMENT LLC	1	7,500	0	462	41.00																						
2014	2014-660025304	FORT, CHRISTOPHER	1	3,999	0	440	40.00																						
2013	2013-660025304	FORT, CHRISTOPHER	1	3,999	0	440	39.00																						



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 23,111.00 x 1.25 = 28,889</p> <p>Factor Value 0</p> <p>Adjustments 166.15%</p> <p>Lot Value 47,999</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 47,999</p> <p>Cost Approach Value 47,999</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 47,999</p> <p>Total Appraised Value 47,999</p>	