



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 | 660025518 | | | | | | | | |
| Parcel ID | 20N15E-30-4-00000-000-0000 | | | | | | | | |
| Cadastral ID | 30-20-15-07500 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | UC | VI Area | 3 | | | | | | |
| Tax Area | 1 - CATOOSA OT | | | | | | | | |
| Name ID | 328356 | | | | | | | | |
| 1818 PROPERTIES LLC | | | | | | | | | |
| 13405 E 91ST ST N OWASSO OK 74055-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 01818 N HWY 66 | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | .9 - Acres | | | | | | |
| Sec/Twn/Rng | 30 / 20 / 15 / 4 | | | | | | | | |
| Neighborhood | 5001 - TASC 2016 | | | | | | | | |
| School District | S002 - CATOOSA SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.18211692 -95.74800191 | | | | | | | | | |
| COMM AT PT OF INTERSECTION OF W/L OF HWY 66 WITH N/L OF SW NE SE OF SEC; TH N 89-47-20 W 100' TO POB; TH S 41-31-38 W 35'; TH S 47-39-21 E 50.72'; TH S 41-31-38 W 8.62'; TH S 47-39-06 E 24.40'; TH S 41-37-46 W 219.50'; TH N 89-56-36 W 180.71'; TH N 18-43-15 E 85 88'; TH S 71-16-45 E 90'; TH N 18-42-15 E | | | | | | | | | |
| Building Permits | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| CV23 | CV23- POSSIBLE REMODEL | 12/2022 | 09/2023 | | | | | | |
| R17 | R17-POSS NEW STRUCTURE | 07/2016 | 01/2019 | | | | | | |
| 1849 | (COM) R5 FOR IMPROVEMENTS | 03/2004 | 01/2006 | 50,000 | | | | | |
| 1850 | (COM) R5 FOR IMPROVEMENTS | 03/2004 | 01/2006 | 75,000 | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| / | TURNER PHARMACY PROPERTIES LL | 06/20/2019 | 720,000 | YES | | | | | |
| 2438/659 | BUFFINGTON, WILLIAM E | 11/14/2014 | 300,000 | YES | | | | | |
| 1819/499 | ROWEN, SAMUEL PAYNE SR | 10/05/2006 | 0 | 5 | | | | | |
| 1744/404 | ROWEN, SAM L | 01/18/2006 | 0 | 4 | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 106.660 | Current Tax | |
| Remove Cap | 2020 | Land Value | 298,896 | 298,896 | 11% | 32,879 | Assessed | 93,911 10,016.55 | |
| Year Frozen | 0 | Improvements | 594,934 | 554,833 | | 61,032 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 0.00 | |
| TIF Project ID | 0 | Total Value | 893,830 | 853,729 | | 93,911 | Total Taxable | 93,911 10,017.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660025518 | 1818 PROPERTIES LLC | 1 | 875,556 | 0 | 89,439 | 9,540.00 | | |
| 2024 | 2024-660025518 | 1818 PROPERTIES LLC | 1 | 785,491 | 0 | 85,180 | 8,986.00 | | |
| 2023 | 2023-660025518 | 1818 PROPERTIES LLC | 1 | 737,485 | 0 | 81,124 | 8,326.00 | | |
| 2022 | 2022-660025518 | 1818 PROPERTIES LLC | 1 | 737,535 | 0 | 81,129 | 8,144.00 | | |
| 2021 | 2021-660025518 | 1818 PROPERTIES LLC | 1 | 821,929 | 0 | 90,413 | 7,955.00 | | |
| 2020 | 2020-660025518 | 1818 PROPERTIES LLC | 1 | 821,929 | 0 | 90,413 | 8,008.00 | | |
| 2019 | 2019-660025518 | 1818 PROPERTIES LLC | 1 | 1,051,366 | 0 | 109,385 | 9,823.00 | | |
| 2018 | 2018-660025518 | TURNER PHARMACY PROPERTIES LLC | 1 | 983,259 | 0 | 104,176 | 9,299.00 | | |
| 2017 | 2017-660025518 | TURNER PHARMACY PROPERTIES LLC | 1 | 983,259 | 0 | 99,215 | 8,959.00 | | |
| 2016 | 2016-660025518 | TURNER PHARMACY PROPERTIES LLC | 1 | 298,896 | 0 | 22,796 | 2,027.00 | | |
| 2015 | 2015-660025518 | TURNER PHARMACY PROPERTIES LLC | 1 | 280,000 | 0 | 21,710 | 1,940.00 | | |
| 2014 | 2014-660025518 | BUFFINGTON, WILLIAM E | 1 | 280,000 | 0 | 20,676 | 1,870.00 | | |
| 2013 | 2013-660025518 | BUFFINGTON, WILLIAM E | 1 | 280,000 | 0 | 19,692 | 1,763.00 | | |



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| Lot Data | | Primary Image | |
|------------------------------|---------------------------|---------------------------|---------------------|
| Lot Size | 0 x 0 | | |
| Lot Count | 0 | | |
| Units Buildable | 0.9 | | |
| Non-Ag Acres | 0.915 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | 0 | | |
| | 0 | | |
| Value Model | 1835 COMM | | |
| Value Method | Square-Foot | | |
| Base Lot Value | 39,853.00 x 1.25 = 49,816 | | |
| Factor Value | 0 | | |
| Adjustments | 600% | | |
| Lot Value | 298,896 | | |
| Cost Approach | | Image Information | |
| Manual Date | 01/2025 | Image ID | 1122194 |
| Total Building Area | 5,296 | Image Date | 12/9/2025 |
| Total Base Value | 621,592 | Name | 001.JPG |
| Modifier Value | | Description | 660025518_001.JPG |
| Misc Improvements | 7,802 | | |
| Replacement Cost New | 629,394 | | |
| Phys/Func Depreciation Loss | () | | |
| RCN Less Phys/Func | 560,161 | | |
| Economic Depreciation | | | |
| RCNLD (All Sources) | 560,161 | | |
| Depreciated Improvements | | | |
| Outbuilding Value | 34,773 | | |
| Total Improvement Value | 594,934 | | |
| Land Value | 298,896 | | |
| Cost Approach Value | 893,830 168.77/SqFt | | |
| Income Approach | | Value Reconciliation | |
| Potential Gross Income (PGI) | | Selected Valuation Method | Cost Approach |
| Vacancy & Collection Loss | | Total Improvement Value | 34,773 |
| Miscellaneous Income | | Land Value | 298,896 |
| Effective Gross Income (EGI) | | Total Appraised Value | 893,830 168.77/SqFt |
| Total Expenses | | | |
| Net Operating Income (NOI) | | | |
| Income Capitalization Rate | | | |
| Indicated Value | 0.00 | | |



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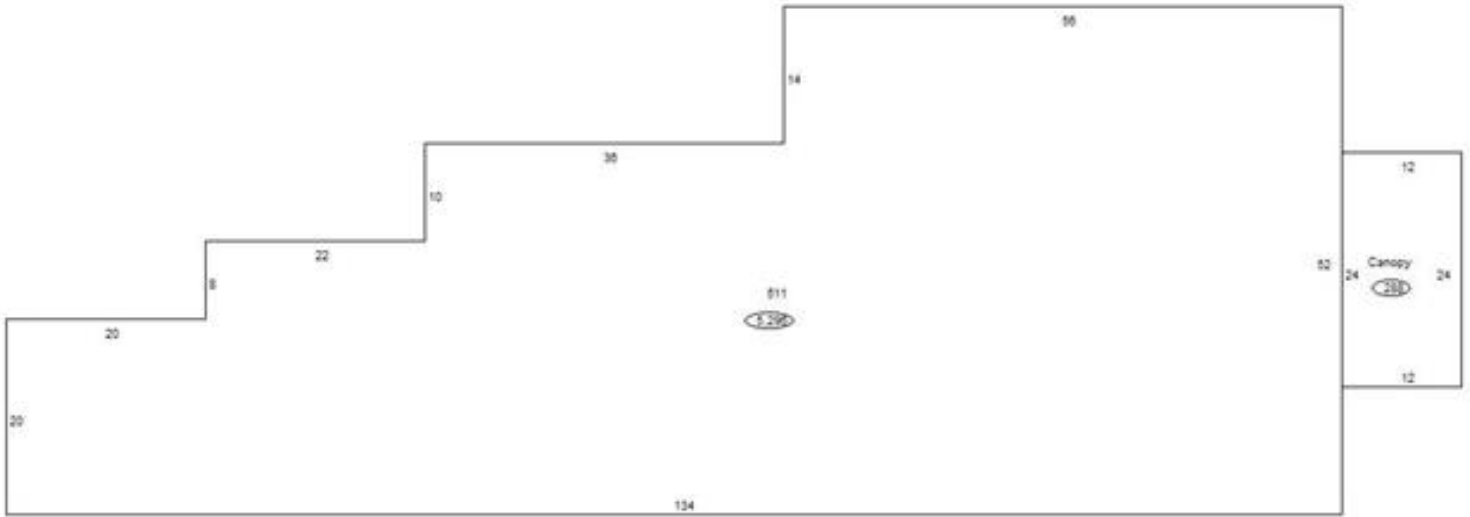
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Sketch Image

660025518



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | C | 511 | | 13 | 511 | 5,296 | 1.000 | 5,296 |
| 2 | M | CNCM | | 13 | Canopy | 288 | 1.000 | 288 |
| Total Building Area | | | | | | 5,296 | | 5,296 |



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| | | | |
|--------------|----------------------------|----------------|---------------------|
| Account | 660025518 | Tax Area Code | 1 |
| Parcel ID | 20N15E-30-4-00000-000-0000 | Property Class | UC |
| Cadastral ID | 30-20-15-07500 | Owners Name | 1818 PROPERTIES LLC |

| Building Data | Building Image |
|---|--|
| Building ID 4060 Building Sequence 1 Occupancy 1 511 Drug Store 100% Occupancy 2 Occupancy 3 Total Floor Area 5,296 Average Perimeter 372 Number Of Storys 1.00 Average Wall Ht 14.00 Year Built 2015 Effective Age 6 Construction Class 2 - Heavier Wood or Steel Stud Frame Quality 2 - Fair Condition 3 - Average Exterior Wall 85 - Stud EIFS (Synthetic Stucco) Heating/Cooling 7 - Package Unit Roof Type Flat Roof Cover Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2 | Image Information Image Name Image Date Image Name Description |

| Cost Calculations | |
|------------------------|---|
| Appraisal Zone 3 | Manual Date 01/2025 |
| Zone Description | Base Year 2026 |
| Base Cost 65.96 | Modifier Value |
| Wall Cost 36.68 | Total Replacement Cost 629,394 |
| HVAC Cost 14.73 | Physical Depreciation 11% |
| Basement Cost 0.00 | Functional Depreciation |
| Total Base Cost 117.37 | Total Depreciation 11% (69,233) |
| Total Area 5,296 | Total RCNLD 560,161 |
| Base RCN 621,592 | Lump Sums |
| Misc Impr Value 7,802 | Total Building Value 560,161 \$ 105.77 Per SqFt |

| Miscellaneous Improvements | | | | | | | |
|-------------------------------|---------------------|------|-------|-------|-----------|------|--------------|
| Code | Description | Year | Size | Units | Unit Cost | Depr | Value |
| CNCM | Canopy - Commercial | | 24x12 | 288 | 27.09 | | 7,802 |
| Total Misc Improvement | | | | | | | 7,802 |

| Building Modifiers | | | | | |
|-----------------------------|-------------------|--------------|-----------|-----------|----------------|
| Code | Description | Units - 1 | Units - 2 | Units - 3 | Modifier Value |
| | Stud Brick Veneer | Area/Percent | 10% | | 21,449 |
| Total Modifier Value | | | | | 21,449 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------|------------------|------------|---------------|---------|-------------|
| | PAVA | Paving - Asphalt | 0x0x0 | Paved-Asphalt | | 12,140 |
| | Qual 4 | Cond 4 | Year 2020 | Eff Age 2 | | |

| Valuation Summary | Modifier Total | RCN | Depr (% Phys/ % Func) | RCNLD |
|-------------------------------------|----------------|--------|-----------------------|---------------|
| Base Cost (3.41 x 12,140) | | 41,397 | 6,624 | 34,773 |
| Total Site Improvement Value | | | | 34,773 |