



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:08:12
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Assessment Data					Primary Image				
Account	660026813				<p>660026813_001.JPG 10/7/2025</p>				
Parcel ID	20N15E-31-1-00000-000-0000								
Cadastral ID	31-20-15-00210								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	164784								
BLAIR, GEORGE C									
29597 S PINE VALLEY DR CATOOSA OK 74015-0000									
Parcel Location									
Situs	01401 N HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	.74 - Acres						
Sec/Twn/Rng	31 / 20 / 15 / 1								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17495881 -95.75049964									
TR IN N2 SE NW NE, BEG PT WHERE N/L N2 SE NW NE INTERSEC WITH E/L HWY 66, E 200', S 150 W 227.38' TO ELY ROW HWY 66 NLY 152.48' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
1819	(COM) R5 FOR IMPROVEMENTS	02/2004	01/2006	28,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	54,779	54,779	11%	6,026	Assessed	18,554 1,978.97	
Year Frozen	0	Improvements	308,829	113,895		12,528	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	363,608	168,674		18,554	Total Taxable	18,554 1,979.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660026813	BLAIR, GEORGE C	1	371,156	0	17,671	1,885.00		
2024	2024-660026813	BLAIR, GEORGE C	1	152,993	0	16,829	1,775.00		
2023	2023-660026813	BLAIR, GEORGE C	1	317,036	0	28,659	2,941.00		
2022	2022-660026813	BLAIR, GEORGE C	1	310,224	0	27,295	2,740.00		
2021	2021-660026813	BLAIR, GEORGE C	1	236,317	0	25,995	2,287.00		
2020	2020-660026813	BLAIR, GEORGE C	1	236,317	0	25,944	2,298.00		
2019	2019-660026813	BLAIR, GEORGE C	1	236,317	0	24,709	2,219.00		
2018	2018-660026813	BLAIR, GEORGE C	1	213,924	0	23,532	2,100.00		
2017	2017-660026813	BLAIR, GEORGE C	1	213,924	0	23,532	2,125.00		
2016	2016-660026813	BLAIR, GEORGE C	1	245,421	0	26,997	2,401.00		
2015	2015-660026813	BLAIR, GEORGE C	1	142,408	0	15,665	1,400.00		
2014	2014-660026813	BLAIR, GEORGE C	1	142,408	0	15,665	1,417.00		
2013	2013-660026813	BLAIR, GEORGE C	1	142,408	0	15,665	1,402.00		



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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	0.74			
Non-Ag Acres	1.015			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	44,217.00 x 1.24 =			54,779
Factor Value	0			
Adjustments				
Lot Value	54,779			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1097075	
Total Building Area	8,700	Image Date	10/7/2025	
Total Base Value	542,209	Name	001.JPG	
Modifier Value		Description	660026813_001.JPG	
Misc Improvements				
Replacement Cost New	542,209			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	304,462			
Economic Depreciation				
RCNLD (All Sources)	304,462			
Depreciated Improvements				
Outbuilding Value	4,367			
Total Improvement Value	308,829			
Land Value	54,779			
Cost Approach Value	363,608	41.79/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	4,367	
Miscellaneous Income		Land Value	54,779	
Effective Gross Income (EGI)		Total Appraised Value	363,608	
Total Expenses			41.79/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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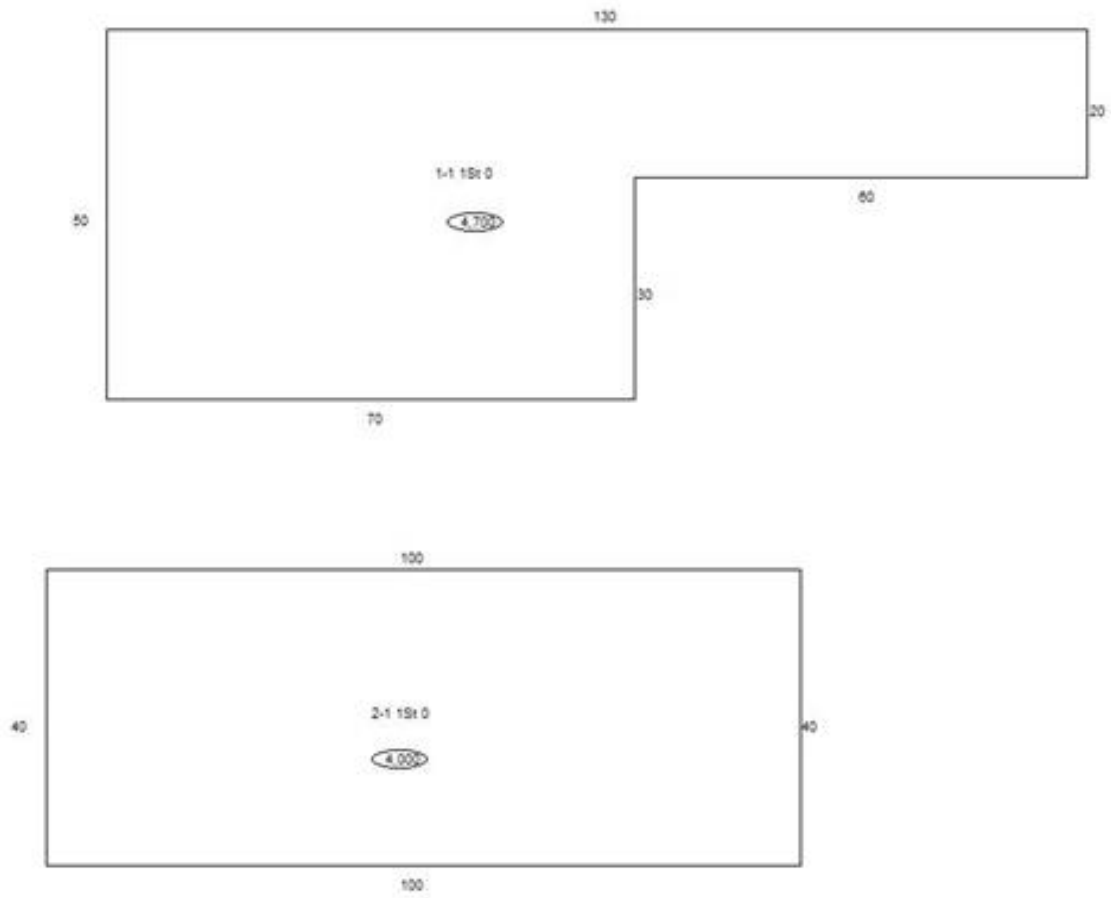
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	1-1 1St 0	4,700	1.000	4,700
2	C	386		20	2-1 1St 0	4,000	1.000	4,000
Total Building Area						8,700		8,700



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Account 660026813
 Parcel ID 20N15E-31-1-00000-000-0000
 Cadastral ID 31-20-15-00210

Tax Area Code 1
 Property Class UC
 Owners Name BLAIR, GEORGE C

Building Data

Building ID 1071
 Building Sequence 1
 Occupancy 1 406 Storage Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 4,700
 Average Perimeter 360
 Number Of Stories 1.00
 Average Wall Ht 10.00
 Year Built 1993
 Effective Age 21
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 2 - Fair
 Condition 2 - Fair
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 15 - No HVAC
 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_0046.JPG
 Image Date 4/20/2021
 Image Name IMG_0046.JPG
 Description REVAL 2022

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 42.38
 Wall Cost 14.92
 HVAC Cost 4.77
 Basement Cost 0.00
 Total Base Cost 62.07
 Total Area 4,700
 Base RCN 291,729
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 291,729
 Physical Depreciation 42%
 Functional Depreciation
 Total Depreciation 42% (122,526)
 Total RCNLD 169,203
 Lump Sums
 Total Building Value 169,203 \$ 36.00 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
612	Warmed and Cooled Air	Area/Percent	40%		22,410
Total Modifier Value					22,410



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Parcel ID 20N15E-31-1-00000-000-0000
Cadastral ID 31-20-15-00210

Tax Area Code 1
Property Class UC
Owners Name BLAIR, GEORGE C

Building Data

Building ID 1072
Building Sequence 2
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,000
Average Perimeter 280
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1998
Effective Age 18
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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_0047.JPG
Image Date 4/20/2021
Image Name IMG_0047.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 48.98
Wall Cost 13.64
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 62.62
Total Area 4,000
Base RCN 250,480
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 250,480
Physical Depreciation 46%
Functional Depreciation
Total Depreciation 46% (115,221)
Total RCNLD 135,259
Lump Sums
Total Building Value 135,259 \$ 33.81 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0	Concrete		3,800
	Qual 3	Cond 3	Year 2000	Eff Age 13		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.42 x 3,800)		16,796	12,429	4,367
Total Site Improvement Value				4,367