



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:42:16  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027692 <b>Parcel ID</b> 20N16E-32-4-00000-000-0000 <b>Cadastral ID</b> 32-20-16-00100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 182794 JOHNSTON'S PORT 33 INC  dba Oakley's Port 33 328 N 321ST E AVE. CATOOSA OK 74015-5833																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 00328 N 321ST E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20.87 - Acres <b>Sec/Twn/Rng</b> 32 / 20 / 16 / 4 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.16359800 -95.62190277 LOTS 5 & 6, LESS 15.45 ACRES TO GOV & LESS E 400' S2 LOT 6 TO STATE & LESS TR DESC AS: BEG NW/C LOT 5, TH E 845'; S 700'; W 861' TO W/L LOT 5; TH N 700' TO NW/C LOT 5					<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>C2017 01 1</td> <td>R18-NEW 54X54 2916 SQ FT OFFICE</td> <td>01/2017</td> <td>09/2017</td> <td>450,000</td> </tr> <tr> <td>R18</td> <td>R18-POSS NEW BUILDING GOING UP</td> <td>12/2016</td> <td>03/2018</td> <td></td> </tr> <tr> <td>R10</td> <td>PICK UP NEW CONSTRUCTION</td> <td>05/2009</td> <td>04/2011</td> <td></td> </tr> <tr> <td>9352</td> <td>R6 FOR NEW DOCK</td> <td>05/2005</td> <td>08/2006</td> <td>505,904</td> </tr> <tr> <td>R2 6388</td> <td>(COM) R5 FOR IMPROVEMENTS</td> <td>03/2001</td> <td>08/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	C2017 01 1	R18-NEW 54X54 2916 SQ FT OFFICE	01/2017	09/2017	450,000	R18	R18-POSS NEW BUILDING GOING UP	12/2016	03/2018		R10	PICK UP NEW CONSTRUCTION	05/2009	04/2011		9352	R6 FOR NEW DOCK	05/2005	08/2006	505,904	R2 6388	(COM) R5 FOR IMPROVEMENTS	03/2001	08/2006																																																																																			
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## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

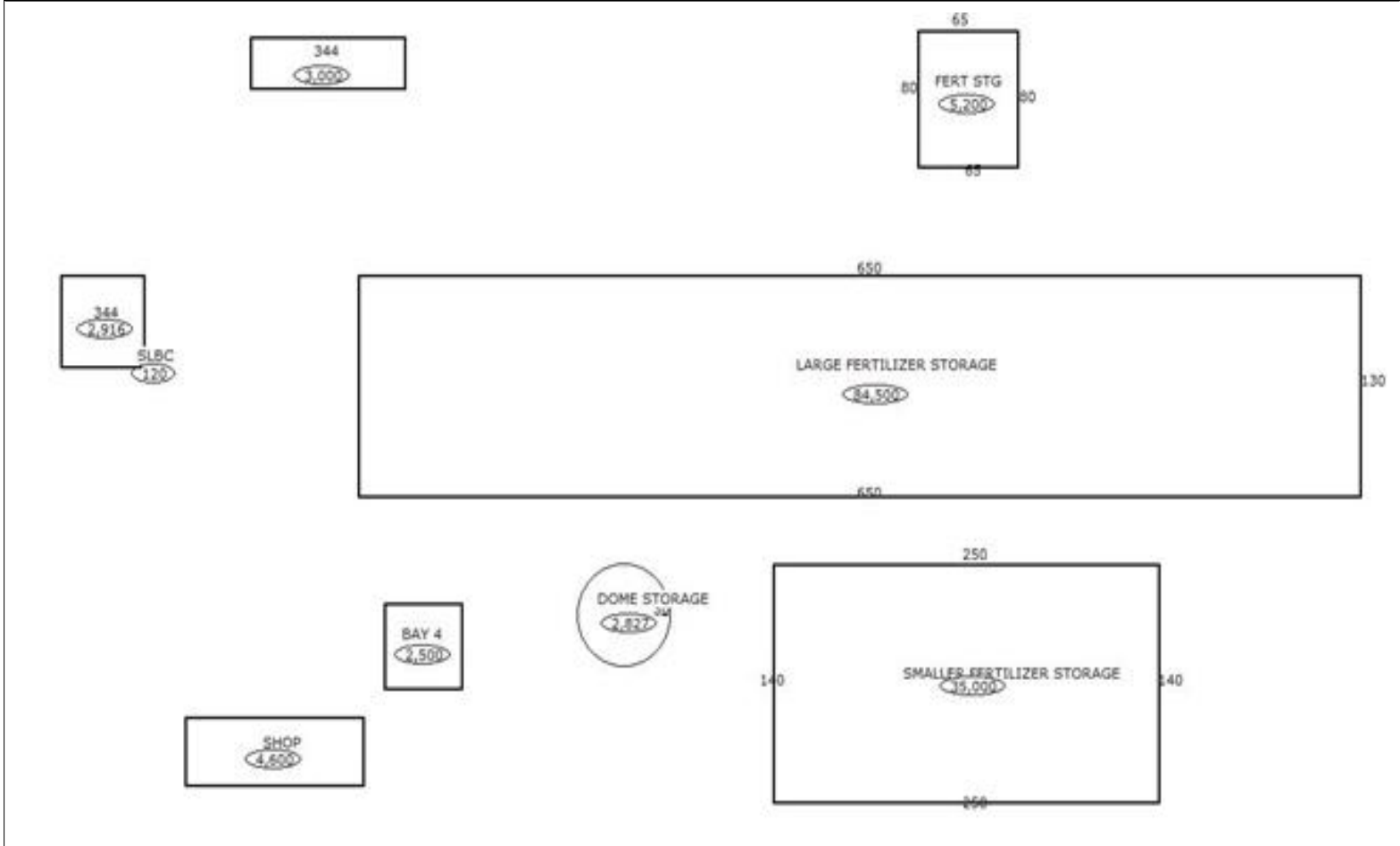
Date 04/17/2026

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### Sketch Image

660027692



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	420		77	DOME STORAGE	2,827	1.000	2,827
2	C	420		77	LARGE FERTILIZER STORAGE	84,500	1.000	84,500
3	C	420		77	SMALLER FERTILIZER STORAGE	35,000	1.000	35,000
4	C	420		77	FERT STG	5,200	1.000	5,200
5	C	157		77	SHOP	4,600	1.000	4,600
6	C	471		77	BAY 4	2,500	1.000	2,500
7	C	344		77	344	3,000	1.000	3,000
8	C	344		77	344	2,916	1.000	2,916
9	M	PRCH		77	SLBC	120	1.000	120
<b>Total Building Area</b>						<b>140,543</b>		<b>140,543</b>



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## Assessment Property Record Card for Tax Year 2026

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Account 660027692  
Parcel ID 20N16E-32-4-00000-000-0000  
Cadastral ID 32-20-16-00100

Tax Area Code 22  
Property Class RC  
Owners Name JOHNSTON'S PORT 33 INC

### Building Data

Building ID 4178  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,916  
Average Perimeter 216  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2017  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 4 - Good  
Condition 4 - Good  
Exterior Wall 50 - Invalid ExteriorWall Code  
Heating/Cooling 7 - Package Unit  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 115.26  
Wall Cost 0.00  
HVAC Cost 25.08  
Basement Cost 0.00  
Total Base Cost 140.34  
Total Area 2,916  
Base RCN 409,231  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 409,231  
Physical Depreciation 2%  
Functional Depreciation  
Total Depreciation 2% (8,185)  
Total RCNLD 401,046  
Lump Sums  
Total Building Value 401,046 \$ 137.53 Per SqFt



# Rogers

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Account 660027692  
Parcel ID 20N16E-32-4-00000-000-0000  
Cadastral ID 32-20-16-00100

Tax Area Code 22  
Property Class RC  
Owners Name JOHNSTON'S PORT 33 INC

### Building Data

Building ID 3111  
Building Sequence 2  
Occupancy 1 420 Bulk Fertilizer Storage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,827  
Average Perimeter 188  
Number Of Storys 1.00  
Average Wall Ht 8.00  
Year Built 1999  
Effective Age 14  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
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 660027692-02.jpg  
Image Date 8/31/2009  
Image Name 660027692-02.jpg  
Description D:\Convert\Photos\660\027\692-02.jpg

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 15.53  
Wall Cost 5.18  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 20.71  
Total Area 2,827  
Base RCN 58,547  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 58,547  
Physical Depreciation 32%  
Functional Depreciation  
Total Depreciation 32% (18,735)  
Total RCNLD 39,812  
Lump Sums  
Total Building Value 39,812 \$ 14.08 Per SqFt



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Account 660027692  
Parcel ID 20N16E-32-4-00000-000-0000  
Cadastral ID 32-20-16-00100

Tax Area Code 22  
Property Class RC  
Owners Name JOHNSTON'S PORT 33 INC

### Building Data

Building ID 3112  
Building Sequence 3  
Occupancy 1 420 Bulk Fertilizer Storage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,200  
Average Perimeter 290  
Number Of Storys 1.00  
Average Wall Ht 30.00  
Year Built 1992  
Effective Age 17  
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 9 - Cavity Concrete Block  
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 27692 SMALLBULK.jpg  
Image Date 2/6/2014  
Image Name 27692 SMALLBULK.jpg  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 14.24  
Wall Cost 4.75  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 18.99  
Total Area 5,200  
Base RCN 98,748  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 98,748  
Physical Depreciation 42%  
Functional Depreciation  
Total Depreciation 42% (41,474)  
Total RCNLD 57,274  
Lump Sums  
Total Building Value 57,274 \$ 11.01 Per SqFt



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Parcel ID 20N16E-32-4-00000-000-0000  
Cadastral ID 32-20-16-00100

Tax Area Code 22  
Property Class RC  
Owners Name JOHNSTON'S PORT 33 INC

### Building Data

Building ID 3113  
Building Sequence 4  
Occupancy 1 157 Maintenance Storage Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 4,600  
Average Perimeter 310  
Number Of Storys 1.00  
Average Wall Ht 20.00  
Year Built 1985  
Effective Age 21  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
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 27692MAINT.jpg  
Image Date 2/6/2014  
Image Name 27692MAINT.jpg  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 44.76  
Wall Cost 27.96  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 72.72  
Total Area 4,600  
Base RCN 334,512  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 334,512  
Physical Depreciation 71%  
Functional Depreciation  
Total Depreciation 71% (237,504)  
Total RCNLD 97,008  
Lump Sums  
Total Building Value 97,008 \$ 21.09 Per SqFt



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Cadastral ID 32-20-16-00100

Tax Area Code 22  
Property Class RC  
Owners Name JOHNSTON'S PORT 33 INC

### Building Data

Building ID 3114  
Building Sequence 5  
Occupancy 1 471 Lt. Commercial Utility Build. 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,500  
Average Perimeter 200  
Number Of Storys 1.00  
Average Wall Ht 25.00  
Year Built 2013  
Effective Age 7  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
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 27692BAY4.jpg  
Image Date 2/6/2014  
Image Name 27692BAY4.jpg  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 38.80  
Wall Cost 41.12  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 79.92  
Total Area 2,500  
Base RCN 199,800  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 199,800  
Physical Depreciation 19%  
Functional Depreciation  
Total Depreciation 19% (37,962)  
Total RCNLD 161,838  
Lump Sums  
Total Building Value 161,838 \$ 64.74 Per SqFt



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Cadastral ID 32-20-16-00100

Tax Area Code 22  
Property Class RC  
Owners Name JOHNSTON'S PORT 33 INC

### Building Data

Building ID 2427  
Building Sequence 6  
Occupancy 1 420 Bulk Fertilizer Storage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 84,500  
Average Perimeter 1,560  
Number Of Storys 1.00  
Average Wall Ht 35.00  
Year Built 1984  
Effective Age 21  
Construction Class 5 - Pre-cast Tilt-Up Concrete Wall Buildings  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 16 - Concrete, Formed  
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 660027692-03.jpg  
Image Date 8/31/2009  
Image Name 660027692-03.jpg  
Description D:\Convert\Photos\660\027\692-03.jpg

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 12.20  
Wall Cost 4.07  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 16.27  
Total Area 84,500  
Base RCN 1,374,815  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,374,815  
Physical Depreciation 42%  
Functional Depreciation  
Total Depreciation 42% (577,422)  
Total RCNLD 797,393  
Lump Sums 310,000  
Total Building Value 1,107,393 \$ 13.11 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value	
FLV	DOCK	1980	500000	500,000	1.00	82%	90,000	
FLV	DOCK	1980	500000	500,000	1.00	82%	90,000	
FLV	DOCK	1993	500000	500,000	1.00	74%	130,000	
<b>Total Misc Improvement</b>								<b>310,000</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:42:17  
 Page 10

Account 660027692  
 Parcel ID 20N16E-32-4-00000-000-0000  
 Cadastral ID 32-20-16-00100

Tax Area Code 22  
 Property Class RC  
 Owners Name JOHNSTON'S PORT 33 INC

### Building Data

Building ID 2428  
 Building Sequence 7  
 Occupancy 1 420 Bulk Fertilizer Storage 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 35,000  
 Average Perimeter 780  
 Number Of Storys 1.00  
 Average Wall Ht 30.00  
 Year Built 2000  
 Effective Age 13  
 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists  
 Quality 3 - Average  
 Condition 3 - Average  
 Exterior Wall 88 - Invalid ExteriorWall Code  
 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 660027692-02.jpg  
 Image Date 8/31/2009  
 Image Name 660027692-02.jpg  
 Description D:\Convert\Photos\660\027\692-02.jpg

### Cost Calculations

Appraisal Zone 3  
 Zone Description  
 Base Cost 12.20  
 Wall Cost 4.07  
 HVAC Cost 0.00  
 Basement Cost 0.00  
 Total Base Cost 16.27  
 Total Area 35,000  
 Base RCN 569,450  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 569,450  
 Physical Depreciation 29%  
 Functional Depreciation  
 Total Depreciation 29% (165,141)  
 Total RCNLD 404,309  
 Lump Sums  
 Total Building Value 404,309 \$ 11.55 Per SqFt