



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:09:07
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Assessment Data					Primary Image																																																																																																																				
Account 660028721 Parcel ID 000000-00-0-20040-002-0007 Cadastral ID 34-20-14-01550 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 315007 T&B LLC 1302 N LYNN LANE RD CATOOSA OK 74015-0000 Parcel Location Situs 15220 E PINE Subdivision CLAMPITT ACRES II Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS					<p>660028721_001.JPG 9/29/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.17664640 -95.80681021 LOT 7 LESS W 90' BLOCK 2 CLAMPITT ACRES II																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1.59		
Non-Ag Acres	1.653		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	72,000.00 x .84 =	60,624	
Factor Value	0		
Adjustments	107.22%		
Lot Value	65,001		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1093754
Total Building Area	21,720	Image Date	9/29/2025
Total Base Value	1,759,564	Name	001.JPG
Modifier Value		Description	660028721_001.JPG
Misc Improvements	19,457		
Replacement Cost New	1,779,021		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,279,943		
Economic Depreciation			
RCNLD (All Sources)	1,279,943		
Depreciated Improvements			
Outbuilding Value	95,471		
Total Improvement Value	1,375,414		
Land Value	65,001		
Cost Approach Value	1,440,415	66.32/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	95,471
Miscellaneous Income		Land Value	65,001
Effective Gross Income (EGI)		Total Appraised Value	1,440,415
Total Expenses			66.32/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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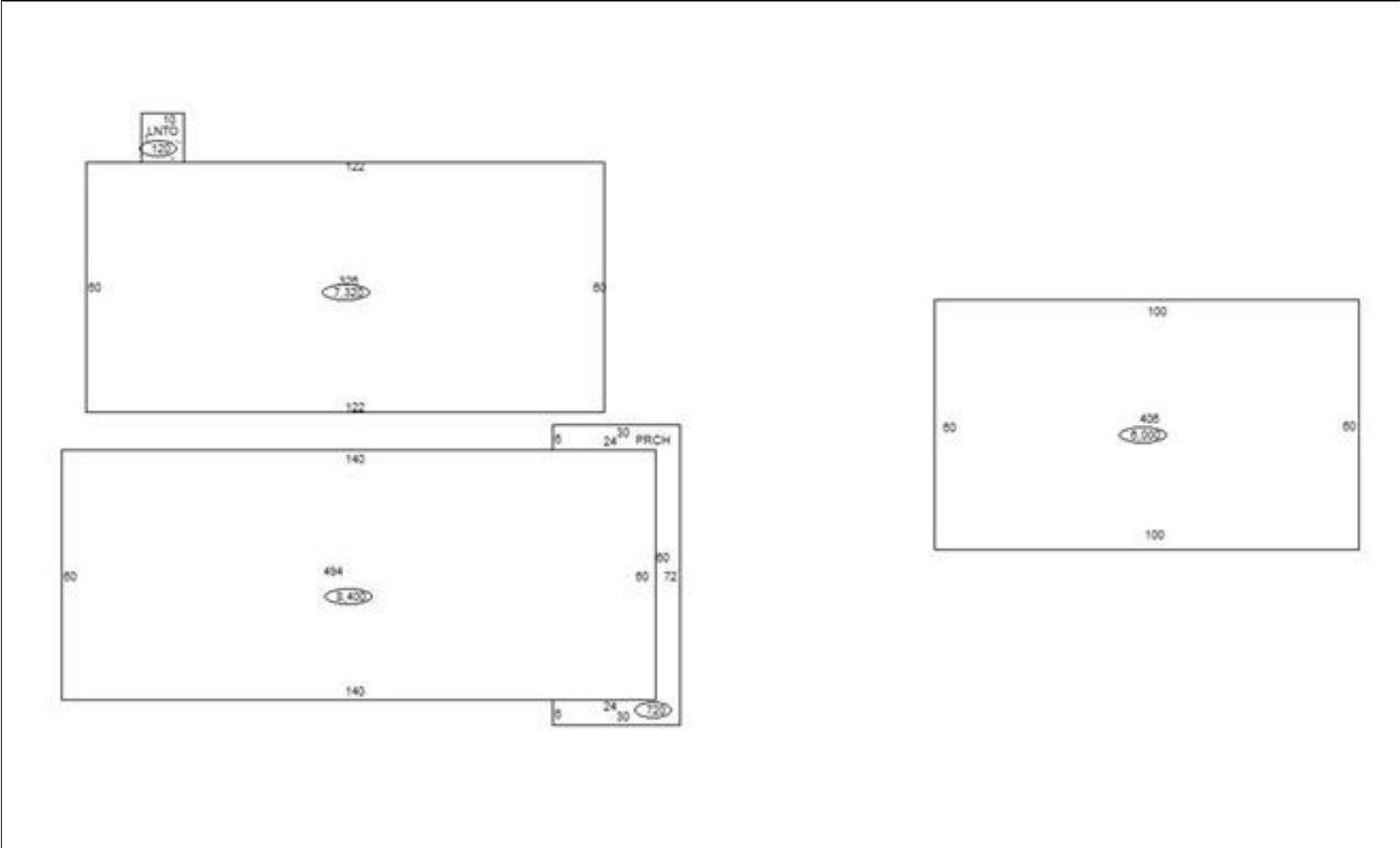
Date 04/16/2026

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Sketch Image

660028721



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		30	494	8,400	1.000	8,400
2	C	326		30	326	7,320	1.000	7,320
3	C	406		30	406	6,000	1.000	6,000
4	M	LNTO		30	LNTO	120	1.000	120
5	M	PRCH		30	PRCH	720	1.000	720
Total Building Area						21,720		21,720



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Account 660028721
Parcel ID 000000-00-0-20040-002-0007
Cadastral ID 34-20-14-01550

Tax Area Code 1
Property Class UCP
Owners Name T&B LLC

Building Data

Building ID 4847
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,000
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 2021
Effective Age 3
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 11 - Radiant Space Heaters
Roof Type Flat
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_0002.JPG
Image Date 5/3/2021
Image Name IMG_0002.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2021-53\IMG_0002.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 48.61
Wall Cost 16.26
HVAC Cost 7.97
Basement Cost 0.00
Total Base Cost 72.84
Total Area 6,000
Base RCN 437,040
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 437,040
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (13,111)
Total RCNLD 423,929
Lump Sums
Total Building Value 423,929 \$ 70.65 Per SqFt



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Account 660028721
 Parcel ID 000000-00-0-20040-002-0007
 Cadastral ID 34-20-14-01550

Tax Area Code 1
 Property Class UCP
 Owners Name T&B LLC

Building Data

Building ID 4222
 Building Sequence 2
 Occupancy 1 326 Storage Garage 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 7,320
 Average Perimeter 364
 Number Of Storys 1.00
 Average Wall Ht 15.00
 Year Built 2018
 Effective Age 4
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 11 - Radiant Space Heaters
 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_0007.JPG
 Image Date 6/14/2021
 Image Name IMG_0007.JPG
 Description REVAL 2021

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 45.06
 Wall Cost 15.70
 HVAC Cost 7.97
 Basement Cost 0.00
 Total Base Cost 68.73
 Total Area 7,320
 Base RCN 503,104
 Misc Impr Value 1,140

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 504,244
 Physical Depreciation 5%
 Functional Depreciation
 Total Depreciation 5% (25,212)
 Total RCNLD 479,032
 Lump Sums
 Total Building Value 479,032 \$ 65.44 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
LNT0	Lean To - Attached		12x10	120	9.50		1,140
Total Misc Improvement							1,140



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 Cadastral ID 34-20-14-01550

Tax Area Code 1
 Property Class UCP
 Owners Name T&B LLC

Building Data

Building ID 338
 Building Sequence 3
 Occupancy 1 494 Industrials, Light Mftg. 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 8,400
 Average Perimeter 400
 Number Of Storys 1.00
 Average Wall Ht 12.00
 Year Built 1976
 Effective Age 25
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 88 - Stud Metal Siding
 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 IMG_0007.JPG
 Image Date 6/14/2021
 Image Name IMG_0007.JPG
 Description REVAL 2021

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 63.78
 Wall Cost 13.45
 HVAC Cost 20.32
 Basement Cost 0.00
 Total Base Cost 97.55
 Total Area 8,400
 Base RCN 819,420
 Misc Impr Value 18,317

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 837,737
 Physical Depreciation 55%
 Functional Depreciation
 Total Depreciation 55% (460,755)
 Total RCNLD 376,982
 Lump Sums
 Total Building Value 376,982 \$ 44.88 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		720	720	25.44		18,317
Total Misc Improvement							18,317

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
	Stud Ashlar Stone Veneer	Area/Percent	10%		20,714
Total Modifier Value					20,714



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0	Concrete		21,814
	Qual 4	Cond 4	Year 2015	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 21,814)		120,850	25,379	95,471
Total Site Improvement Value				95,471