



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:09:22
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Assessment Data					Primary Image																																																																																																																				
Account 660028858 Parcel ID 000000-00-0-00609-009-0001 Cadastral ID 34-20-14-02930 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 331325 ASPEN LEAF PROPERTIES LLC 13411 E 91ST PL N OWASSO OK 74055-0000 Parcel Location Situs 15110 E PINE ST Subdivision PONDEROSA ESTATES Lot/Block 0001 / 0009 Parcel Size 1.09 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS					<p>660028858_002.JPG 9/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17664860 -95.80792808 ALL BLOCK 9 PONDEROSA ESTATES																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	45000		
Non-Ag Acres	1.075		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY 0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	46,827.00 x .97 = 45,520		
Factor Value	0		
Adjustments	142.79%		
Lot Value	64,998		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1094615
Total Building Area	19,070	Image Date	9/30/2025
Total Base Value	1,533,674	Name	002.JPG
Modifier Value		Description	660028858_002.JPG
Misc Improvements			
Replacement Cost New	1,533,674		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,051,106		
Economic Depreciation			
RCNLD (All Sources)	1,051,106		
Depreciated Improvements			
Outbuilding Value	27,970		
Total Improvement Value	1,079,076		
Land Value	64,998		
Cost Approach Value	1,144,074	59.99/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	27,970
Miscellaneous Income		Land Value	64,998
Effective Gross Income (EGI)		Total Appraised Value	1,144,074
Total Expenses			59.99/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

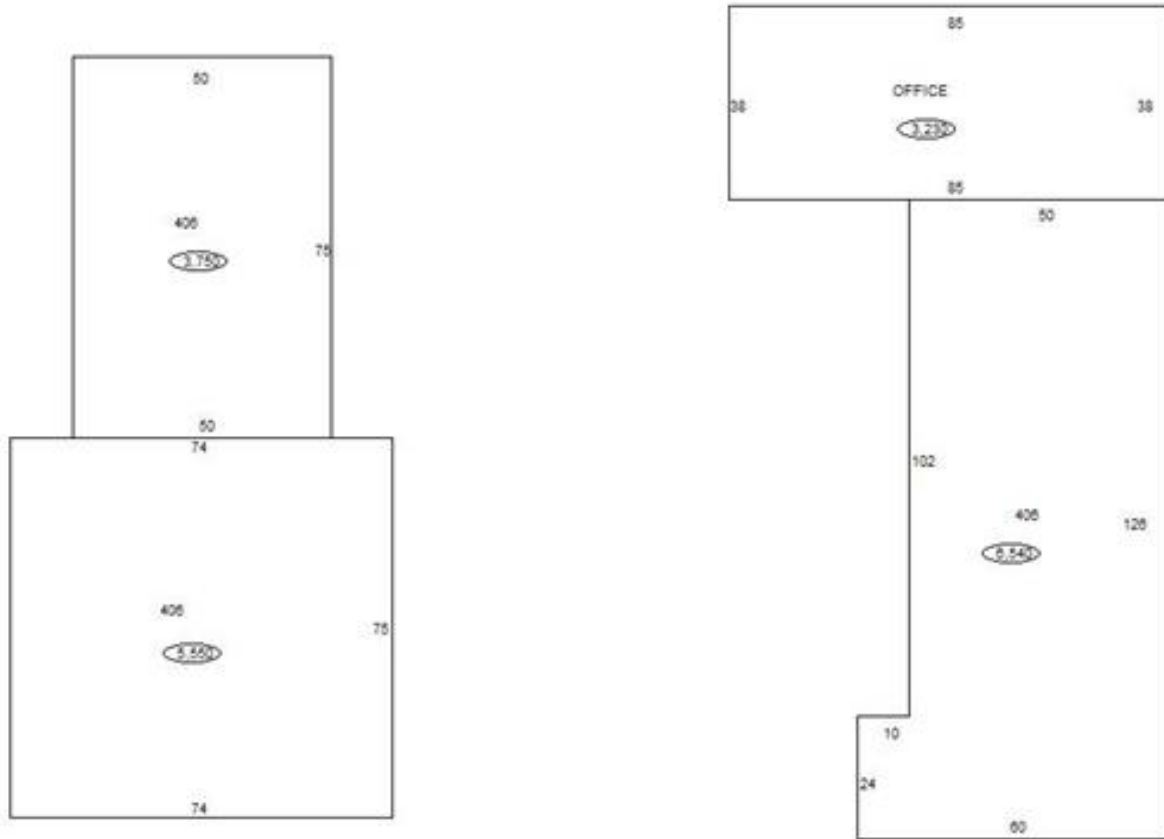
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Sketch Image

660028858



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		30	OFFICE	3,230	1.000	3,230
2	C	406		30	406	3,750	1.000	3,750
3	C	406		30	406	5,550	1.000	5,550
4	C	406		30	406	6,540	1.000	6,540
Total Building Area						19,070		19,070



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Account 660028858
Parcel ID 000000-00-0-00609-009-0001
Cadastral ID 34-20-14-02930

Tax Area Code 1
Property Class UCP
Owners Name ASPEN LEAF PROPERTIES LLC

Building Data

Building ID 207
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,300
Average Perimeter 548
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1980
Effective Age 23
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_0017.JPG
Image Date 6/14/2021
Image Name IMG_0017.JPG
Description REVAL 2021

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 48.23
Wall Cost 17.43
HVAC Cost 7.97
Basement Cost 0.00
Total Base Cost 73.63
Total Area 9,300
Base RCN 684,759
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 684,759
Physical Depreciation 37%
Functional Depreciation
Total Depreciation 37% (253,361)
Total RCNLD 431,398
Lump Sums
Total Building Value 431,398 \$ 46.39 Per SqFt



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Cadastral ID 34-20-14-02930

Tax Area Code 1
Property Class UCP
Owners Name ASPEN LEAF PROPERTIES LLC

Building Data

Building ID 290
Building Sequence 2
Occupancy 1 344 Office Building 33%
Occupancy 2 406 Storage Warehouse 67%
Occupancy 3
Total Floor Area 9,770
Average Perimeter 618
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1989
Effective Age 19
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 IMG_0012.JPG
Image Date 6/14/2021
Image Name IMG_0012.JPG
Description REVAL 2021

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 60.82
Wall Cost 21.22
HVAC Cost 4.85
Basement Cost 0.00
Total Base Cost 86.89
Total Area 9,770
Base RCN 848,915
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 848,915
Physical Depreciation 21%
Functional Depreciation 8%
Total Depreciation 27% (229,207)
Total RCNLD 619,708
Lump Sums
Total Building Value 619,708 \$ 63.43 Per SqFt

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
612	Warmed and Cooled Air	Area/Percent	33%		47,383
Total Modifier Value					47,383



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		12,875
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (2.42 x 12,875)			31,158	12,463		18,695
PACN	PAVING - CONCRETE	0x0x0	Concrete		1,724	
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.36 x 1,724)			7,517	3,007		4,510
FLV	ALUM CANOPY	35x13x0			4,459	
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 4,459)			4,459	1,293		3,166
PAVA	PAVING - ASPHALT	35x13x0	Paved-Asphalt		455	
Qual	Cond	Year	Eff Age			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.95 x 455)			2,252	653		1,599
Total Site Improvement Value						27,970