



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	660028860													
Parcel ID	000000-00-0-00609-010-0001													
Cadastral ID	34-20-14-02950													
Property Type	REAL - Real Property													
Property Class	UCP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	316820													
WHISMAN, MARK L & KAREN L														
810 N LYNN LANE RD CATOOSA OK 74015-0000														
Parcel Location														
Situs	15022 E PINE ST													
Subdivision	PONDEROSA ESTATES													
Lot/Block	0001 / 0010	Parcel Size	1 - Lots											
Sec/Twn/Rng	34 / 20 / 14 / 5													
Neighborhood	1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17665030 -95.80879977														
Building Permits														
E 210' BLOCK 10 PONDEROSA ESTATES														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2509/855	BIRCKEL, CLARENCE E &	10/26/2015	110,000	YES					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax					
Remove Cap	2016	Land Value	44,005	44,005	11%	4,841	Assessed	11,653	1,242.91					
Year Frozen	0	Improvements	121,663	61,926		6,812	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	165,668	105,931		11,653	Total Taxable	11,653	1,243.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660028860	WHISMAN, MARK L & KAREN L			1	165,991	0	11,098	1,184.00					
2024	2024-660028860	WHISMAN, MARK L & KAREN L			1	96,083	0	10,569	1,115.00					
2023	2023-660028860	WHISMAN, MARK L & KAREN L			1	150,213	0	13,395	1,375.00					
2022	2022-660028860	WHISMAN, MARK L & KAREN L			1	145,893	0	12,757	1,281.00					
2021	2021-660028860	WHISMAN, MARK L & KAREN L			1	128,671	0	12,150	1,069.00					
2020	2020-660028860	WHISMAN, MARK L & KAREN L			1	128,671	0	11,571	1,025.00					
2019	2019-660028860	WHISMAN, MARK L & KAREN L			1	139,487	0	11,019	990.00					
2018	2018-660028860	WHISMAN, MARK L & KAREN L			1	95,409	0	10,495	937.00					
2017	2017-660028860	WHISMAN, MARK L & KAREN L			20	95,409	0	10,495	948.00					
2016	2016-660028860	WHISMAN, MARK L & KAREN L			20	95,409	0	10,495	933.00					
2015	2015-660028860	BIRCKEL, CLARENCE E &			20	53,765	0	5,914	529.00					
2014	2014-660028860	BIRCKEL, CLARENCE E &			20	53,765	0	5,914	535.00					
2013	2013-660028860	BIRCKEL, CLARENCE E &			20	53,765	0	5,914	529.00					



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	25613		
Non-Ag Acres	1.017		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	44,301.00 x .99 = 44,005		
Factor Value	0		
Adjustments			
Lot Value	44,005		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1094628
Total Building Area	2,000	Image Date	9/30/2025
Total Base Value	211,760	Name	001.JPG
Modifier Value		Description	660028860_001.JPG
Misc Improvements	23,637		
Replacement Cost New	235,397		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	112,991		
Economic Depreciation			
RCNLD (All Sources)	112,991		
Depreciated Improvements			
Outbuilding Value	8,672		
Total Improvement Value	121,663		
Land Value	44,005		
Cost Approach Value	165,668	82.83/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	8,672
Miscellaneous Income		Land Value	44,005
Effective Gross Income (EGI)		Total Appraised Value	165,668
Total Expenses			82.83/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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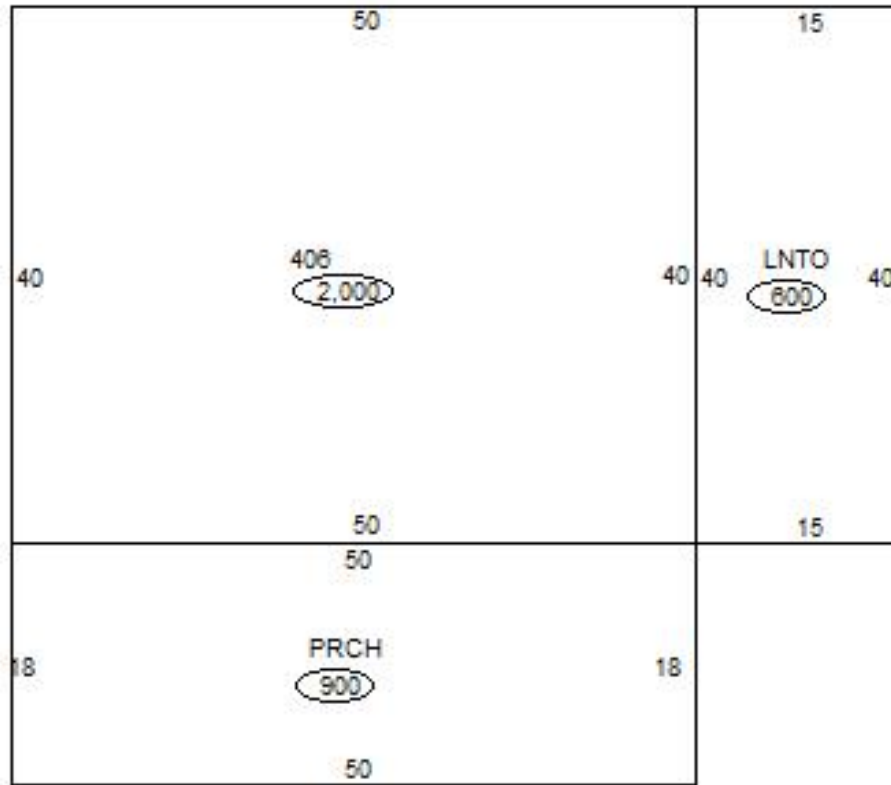
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	406	2,000	1.000	2,000
2	M	PRCH		20	PRCH	900	1.000	900
3	M	LNT0		20	LNT0	600	1.000	600
Total Building Area						2,000		2,000



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Account 660028860
Parcel ID 000000-00-0-00609-010-0001
Cadastral ID 34-20-14-02950

Tax Area Code 1
Property Class UCP
Owners Name WHISMAN, MARK L & KAREN L

Building Data

Building ID 206
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,000
Average Perimeter 180
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 1971
Effective Age 28
Construction Class 3 - Unreinforced Masonry Walls, Wood Joists
Quality 3 - Average
Condition 3 - Average
Exterior Wall 12 - Concrete Block
Heating/Cooling 11 - Radiant Space Heaters
Roof Type Gable
Roof Cover Metal

Building Image

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
Zone Description
Base Cost 51.44
Wall Cost 45.04
HVAC Cost 9.40
Basement Cost 0.00
Total Base Cost 105.88
Total Area 2,000
Base RCN 211,760
Misc Impr Value 23,637

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 235,397
Physical Depreciation 52%
Functional Depreciation
Total Depreciation 52% (122,406)
Total RCNLD 112,991
Lump Sums
Total Building Value 112,991 \$ 56.50 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		50x18	900	20.63		18,567
LNT0	Lean To - Attached		40x15	600	8.45		5,070
Total Misc Improvement							23,637

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
612	Warmed and Cooled Air	Area/Percent	25%		6,850
Total Modifier Value					6,850



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		3,285
	Qual 4	Cond 4	Year 2017	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.94 x 3,285)		12,943	4,271	8,672
Total Site Improvement Value				8,672