



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 660028895 Parcel ID 000000-00-0-20080-002-0001 Cadastral ID 34-20-14-03310 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 291938 JOHANNESSEN, RONALD A & SHIRLEY L PO BOX 1679 CATOOSA OK 74015-1679 Parcel Location Situs 15890 E PINE ST Subdivision HIGHLAND ACRES SECOND ADD AMD Lot/Block 0001 / 0002 Parcel Size 4 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS					<p>660028895_003.JPG 9/30/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17661218 -95.80010471 LOTS 1,2,13 & 14 BLOCK 2 HIGHLAND AC II AMD.																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Building Permits <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>2439</td> <td>COMMERCIAL REMODEL</td> <td>04/2010</td> <td>02/2011</td> <td>10,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2439	COMMERCIAL REMODEL	04/2010	02/2011	10,000																																																																																												
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0.3		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	13,080.00 x 1.00 = 13,080		
Factor Value	0		
Adjustments			
Lot Value	13,080		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1094824
Total Building Area	3,164	Image Date	9/30/2025
Total Base Value	420,907	Name	003.JPG
Modifier Value		Description	660028895_003.JPG
Misc Improvements	4,875		
Replacement Cost New	425,782		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	114,961		
Economic Depreciation			
RCNLD (All Sources)	114,961		
Depreciated Improvements			
Outbuilding Value	61,267		
Total Improvement Value	176,228		
Land Value	13,080		
Cost Approach Value	189,308		
	59.83/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	61,267
Miscellaneous Income		Land Value	13,080
Effective Gross Income (EGI)		Total Appraised Value	189,308
Total Expenses			59.83/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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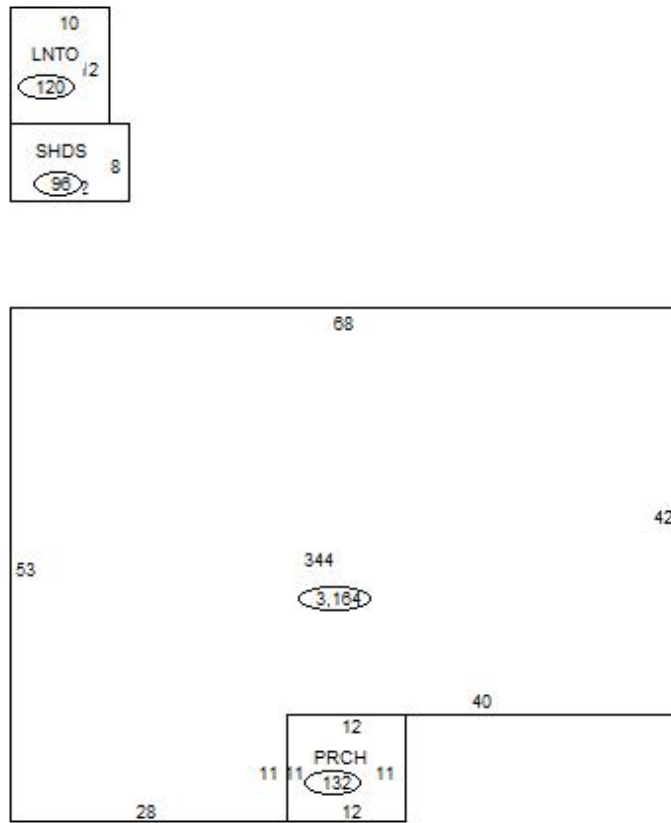
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Sketch Image

660028895



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		20	344	3,164	1.000	3,164
2	M	PRCH		20	PRCH	132	1.000	132
3	O	SHDS		20	SHDS	96	1.000	96
4	O	LNT0		20	LNT0	120	1.000	120
Total Building Area						3,164		3,164



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Account	660028895	Tax Area Code	1
Parcel ID	000000-00-0-20080-002-0001	Property Class	UCP
Cadastral ID	34-20-14-03310	Owners Name	JOHANNESEN, RONALD A &

Building Data	Building Image
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Building ID	2661
Building Sequence	1
Occupancy 1	344 Office Building 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	3,164
Average Perimeter	242
Number Of Storys	1.00
Average Wall Ht	10.00
Year Built	1970
Effective Age	36
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	2 - Fair
Condition	2 - Fair
Exterior Wall	82 - Stud Brick Veneer
Heating/Cooling	8 - Warmed and Cooled Air
Roof Type	Gable
Roof Cover	Composition
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

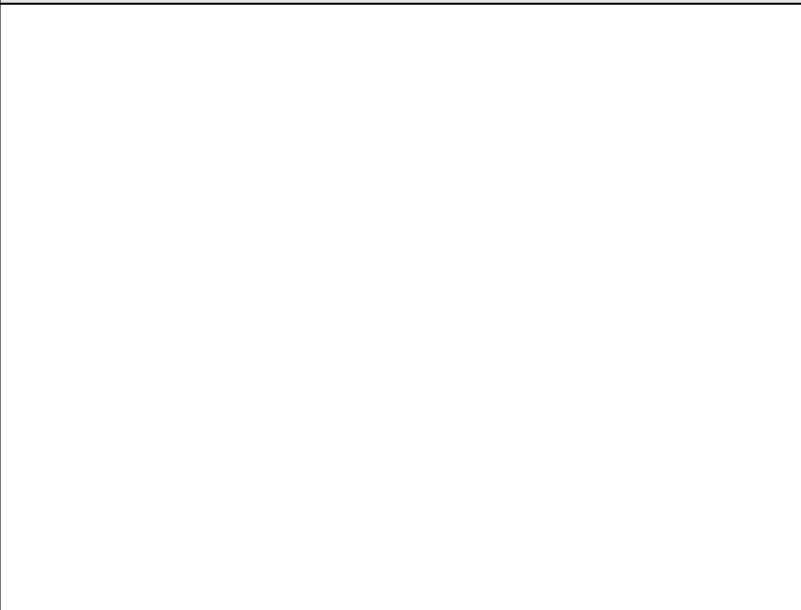


Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone	3
Zone Description	
Base Cost	82.57
Wall Cost	35.92
HVAC Cost	14.54
Basement Cost	0.00
Total Base Cost	133.03
Total Area	3,164
Base RCN	420,907
Misc Impr Value	4,875

Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	425,782
Physical Depreciation	73%
Functional Depreciation	
Total Depreciation	73% (310,821)
Total RCNLD	114,961
Lump Sums	
Total Building Value	114,961 \$ 36.33 Per SqFt

Miscellaneous Improvements							
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Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		12x11	132	36.93		4,875
Total Misc Improvement							4,875



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		10,698
	Qual 5	Cond 4	Year 2020	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.18 x 10,698)			66,114	59,503



LNT0	Lean To - Attached	10x12x6	Dirt	Formed Metal	120
Qual 3	Cond 3	Year 2018	Eff Age 6		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (9.55 x 120)			1,146	722



SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96
Qual 2	Cond 2	Year 2010	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (22.60 x 96)			2,170	1,042

Total Site Improvement Value 61,267