



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:07:58  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029152 <b>Parcel ID</b> 20N14E-34-4-00000-000-0000 <b>Cadastral ID</b> 34-20-14-06700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 172764 BISCUIT PROPERTIES, INC  808 N 161ST E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 00808 N 161ST E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 29.28 - Acres <b>Sec/Twn/Rng</b> 34 / 20 / 14 / 4 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660029152_001.JPG 10/2/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.16707438 -95.80094118																																																																																																																									
SE NW SE & S2 NE SE LESS N 82.5' W 380'					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	447984		
Non-Ag Acres	28.605		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	1,246,036.00 x .30 = 379,027		
Factor Value	0		
Adjustments			
Lot Value	379,027		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1095948
Total Building Area	62,926	Image Date	10/2/2025
Total Base Value	5,054,212	Name	001.JPG
Modifier Value		Description	660029152_001.JPG
Misc Improvements			
Replacement Cost New	5,054,212		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	2,652,050		
Economic Depreciation			
RCNLD (All Sources)	2,652,050		
Depreciated Improvements			
Outbuilding Value	956,580		
Total Improvement Value	3,608,630		
Land Value	379,027		
Cost Approach Value	3,987,657 63.37/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	956,580
Miscellaneous Income		Land Value	379,027
Effective Gross Income (EGI)		Total Appraised Value	3,987,657 63.37/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

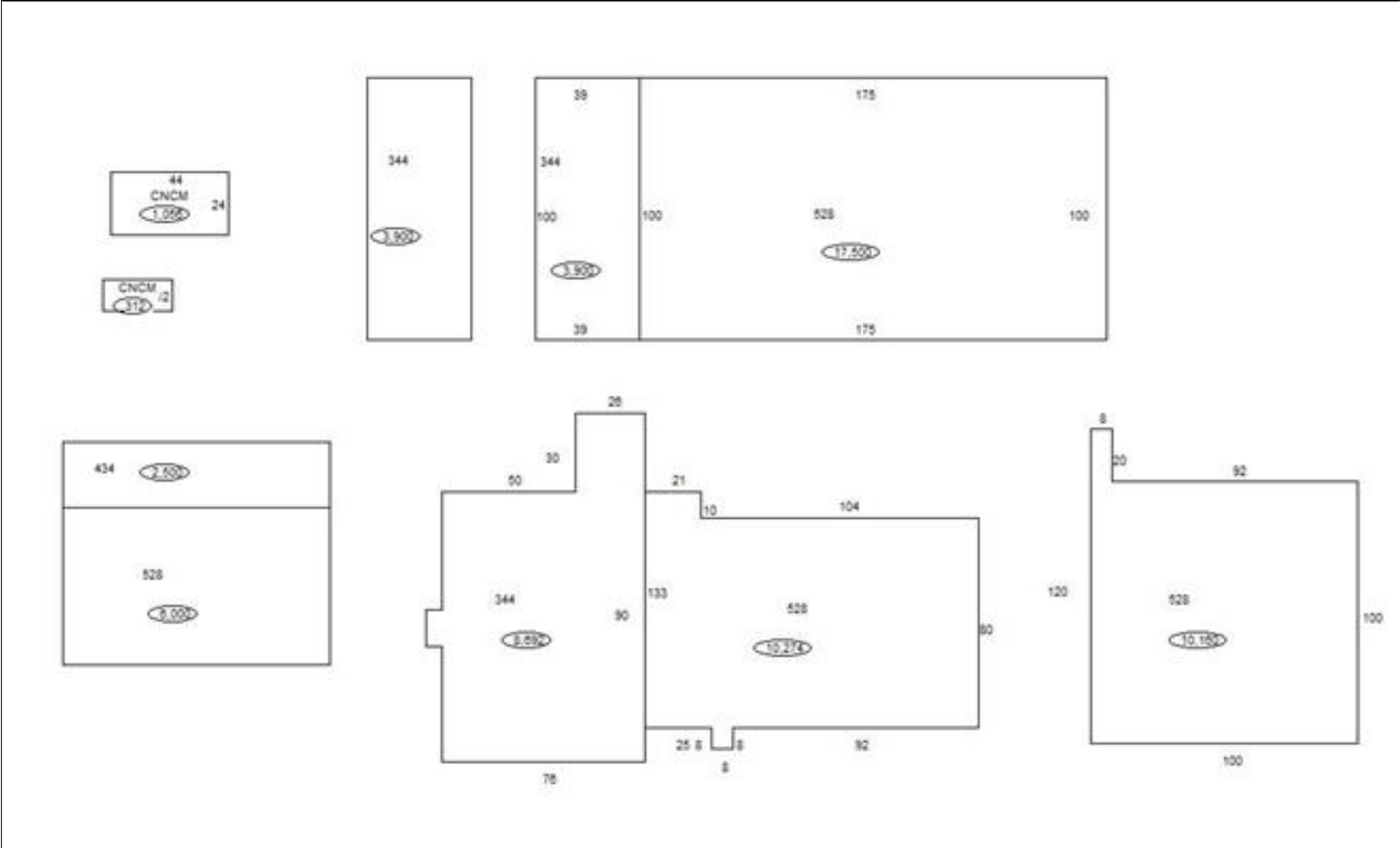
## Assessment Property Record Card for Tax Year 2026

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Sketch Image

660029152



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	528		50	528	6,000	1.000	6,000
2	C	344		50	344	3,900	1.000	3,900
3	C	344		50	344	8,692	1.000	8,692
4	C	528		50	528	10,160	1.000	10,160
5	C	528		50	528	17,500	1.000	17,500
6	C	344		50	344	3,900	1.000	3,900
7	C	528		50	528	10,274	1.000	10,274
8	C	434		50	434	2,500	1.000	2,500
9	O	CNCM		50	CNCM	1,056	1.000	1,056
10	O	CNCM		50	CNCM	312	1.000	312
<b>Total Building Area</b>						<b>62,926</b>		<b>62,926</b>



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Account 660029152  
Parcel ID 20N14E-34-4-00000-000-0000  
Cadastral ID 34-20-14-06700

Tax Area Code 1  
Property Class UC  
Owners Name BISCUIT PROPERTIES, INC

### Building Data

Building ID 3881  
Building Sequence 1  
Occupancy 1 434 Car Wash - Self Serve 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,500  
Average Perimeter 250  
Number Of Storys 1.00  
Average Wall Ht 18.00  
Year Built 1999  
Effective Age 18  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 49.06  
Wall Cost 33.77  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 82.83  
Total Area 2,500  
Base RCN 207,075  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 207,075  
Physical Depreciation 76%  
Functional Depreciation  
Total Depreciation 76% (157,377)  
Total RCNLD 49,698  
Lump Sums  
Total Building Value 49,698 \$ 19.88 Per SqFt



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Account 660029152  
Parcel ID 20N14E-34-4-00000-000-0000  
Cadastral ID 34-20-14-06700

Tax Area Code 1  
Property Class UC  
Owners Name BISCUIT PROPERTIES, INC

### Building Data

Building ID 3880  
Building Sequence 2  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 10,274  
Average Perimeter 446  
Number Of Storys 1.00  
Average Wall Ht 12.00  
Year Built 1992  
Effective Age 22  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 49.71  
Wall Cost 10.01  
HVAC Cost 6.85  
Basement Cost 0.00  
Total Base Cost 66.57  
Total Area 10,274  
Base RCN 683,940  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 683,940  
Physical Depreciation 60%  
Functional Depreciation  
Total Depreciation 60% (410,364)  
Total RCNLD 273,576  
Lump Sums  
Total Building Value 273,576 \$ 26.63 Per SqFt



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Cadastral ID 34-20-14-06700

Tax Area Code 1  
Property Class UC  
Owners Name BISCUIT PROPERTIES, INC

### Building Data

Building ID 1672  
Building Sequence 3  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 10,160  
Average Perimeter 440  
Number Of Storys 1.00  
Average Wall Ht 16.00  
Year Built 1986  
Effective Age 26  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 49.71  
Wall Cost 13.08  
HVAC Cost 6.85  
Basement Cost 0.00  
Total Base Cost 69.64  
Total Area 10,160  
Base RCN 707,542  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 707,542  
Physical Depreciation 72%  
Functional Depreciation  
Total Depreciation 72% (509,430)  
Total RCNLD 198,112  
Lump Sums  
Total Building Value 198,112 \$ 19.50 Per SqFt



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Parcel ID 20N14E-34-4-00000-000-0000  
Cadastral ID 34-20-14-06700

Tax Area Code 1  
Property Class UC  
Owners Name BISCUIT PROPERTIES, INC

### Building Data

Building ID 1673  
Building Sequence 4  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 8,692  
Average Perimeter 430  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1989  
Effective Age 24  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 77.06  
Wall Cost 9.64  
HVAC Cost 17.98  
Basement Cost 0.00  
Total Base Cost 104.68  
Total Area 8,692  
Base RCN 909,879  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 909,879  
Physical Depreciation 40%  
Functional Depreciation  
Total Depreciation 40% (363,952)  
Total RCNLD 545,927  
Lump Sums  
Total Building Value 545,927 \$ 62.81 Per SqFt



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Tax Area Code 1  
Property Class UC  
Owners Name BISCUIT PROPERTIES, INC

### Building Data

Building ID 352  
Building Sequence 5  
Occupancy 1 528 Service Repair Garage 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,000  
Average Perimeter 320  
Number Of Storys 1.00  
Average Wall Ht 18.00  
Year Built 1992  
Effective Age 22  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 49.79  
Wall Cost 18.01  
HVAC Cost 6.85  
Basement Cost 0.00  
Total Base Cost 74.65  
Total Area 6,000  
Base RCN 447,900  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 447,900  
Physical Depreciation 60%  
Functional Depreciation  
Total Depreciation 60% (268,740)  
Total RCNLD 179,160  
Lump Sums  
Total Building Value 179,160 \$ 29.86 Per SqFt



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Tax Area Code 1  
Property Class UC  
Owners Name BISCUIT PROPERTIES, INC

### Building Data

Building ID 1675  
Building Sequence 6  
Occupancy 1 344 Office Building 31%  
Occupancy 2 528 Service Repair Garage 69%  
Occupancy 3  
Total Floor Area 25,300  
Average Perimeter 1,106  
Number Of Storys 1.00  
Average Wall Ht 25.00  
Year Built 1990  
Effective Age 23  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2.5 - Fair  
Condition 2 - Fair  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 61.57  
Wall Cost 21.35  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 82.92  
Total Area 25,300  
Base RCN 2,097,876  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 2,097,876  
Physical Depreciation 33%  
Functional Depreciation  
Total Depreciation 33% (692,299)  
Total RCNLD 1,405,577  
Lump Sums  
Total Building Value 1,405,577 \$ 55.56 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor


Date 04/16/2026

Time 21:07:58

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ARSA	Air Service - Auto	0x0x0			1
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b> 18		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (1,793.40 x 1)				1,793	1,434	359
	CNCM	GAS CANOPY	44x24x12	Concrete	Formed Metal	1,056
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b> 18		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.38 x 1,056)				32,081	10,908	21,173
	CNCM	Canopy - Commercial	26x12x0	Concrete	Formed Metal	312
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b> 18		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.38 x 312)				9,479	3,223	6,256
	PACN	PAVING - CONCRETE	0x0x0			420,268
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.42 x 420,268)				1,857,585	928,793	928,792
<b>Total Site Improvement Value</b>						<b>956,580</b>