



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 660029157 Parcel ID 20N14E-34-4-00000-000-0000 Cadastral ID 34-20-14-07100 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 1 - CATOOSA OT Name ID 332894 DOLLOP PROPERTIES LLC 7706 S HARVARD PL TULSA OK 74136-0000 Parcel Location Situs 00950 N 157TH E AVE Subdivision Lot/Block / Parcel Size 2.09 - Acres Sec/Twn/Rng 34 / 20 / 14 / 4 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS					<p>660029157_001.JPG 10/2/2025</p>																																																																					
Legal Description Lat/Long: 36.16943721 -95.80251341 N 277' E 328' OF NE NW SE																																																																										
Exemptions					Building Permits																																																																					
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																			
2025	2025-660029157	DOLLOP PROPERTIES LLC	1	144,231	0	15,031	1,603.00																																																																			
2024	2024-660029157	DOLLOP PROPERTIES LLC	1	130,306	0	14,315	1,510.00																																																																			
2023	2023-660029157	DOLLOP PROPERTIES LLC	1	123,948	0	13,634	1,399.00																																																																			
2022	2022-660029157	DOLLOP PROPERTIES LLC	1	123,257	0	13,558	1,361.00																																																																			
2021	2021-660029157	DOLLOP PROPERTIES LLC	1	117,835	0	12,961	1,140.00																																																																			
2020	2020-660029157	SUNDAY, TOM &	1	114,139	0	5,767	511.00																																																																			
2019	2019-660029157	SUNDAY, TOM &	1	114,139	0	5,492	493.00																																																																			
2018	2018-660029157	SUNDAY, TOM &	1	117,036	0	5,230	467.00																																																																			
2017	2017-660029157	SUNDAY, TOM &	1	137,175	0	4,982	450.00																																																																			
2016	2016-660029157	SUNDAY, TOM &	1	137,175	0	4,744	422.00																																																																			
2015	2015-660029157	SUNDAY, TOM &	1	41,075	0	4,519	404.00																																																																			
2014	2014-660029157	SUNDAY, TOM &	1	41,075	0	4,519	409.00																																																																			
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	8151		
Non-Ag Acres	2.003		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	87,255.00 x .87 = 76,277		
Factor Value	0		
Adjustments			
Lot Value	76,277		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1095960
Total Building Area	4,800	Image Date	10/2/2025
Total Base Value	362,976	Name	001.JPG
Modifier Value		Description	660029157_001.JPG
Misc Improvements			
Replacement Cost New	362,976		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	188,748		
Economic Depreciation			
RCNLD (All Sources)	188,748		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	188,748		
Land Value	76,277		
Cost Approach Value	265,025 55.21/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	76,277
Effective Gross Income (EGI)		Total Appraised Value	265,025 55.21/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

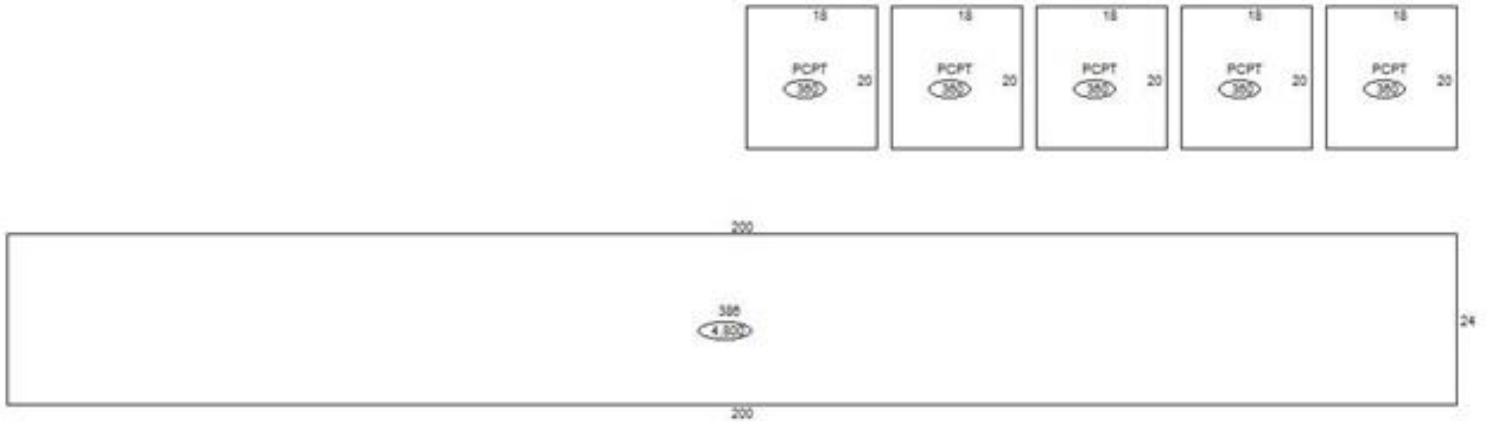
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		20	386	4,800	1.000	4,800
2	O	PCPT		20	PCPT	360	1.000	360
3	O	PCPT		20	PCPT	360	1.000	360
4	O	PCPT		20	PCPT	360	1.000	360
5	O	PCPT		20	PCPT	360	1.000	360
6	O	PCPT		20	PCPT	360	1.000	360
Total Building Area						4,800		4,800



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Parcel ID 20N14E-34-4-00000-000-0000
Cadastral ID 34-20-14-07100

Tax Area Code 1
Property Class UC
Owners Name DOLLOP PROPERTIES LLC

Building Data

Building ID 4820
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,800
Average Perimeter 448
Number Of Storys 1.00
Average Wall Ht 10.00
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 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 55.41
Wall Cost 20.21
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 75.62
Total Area 4,800
Base RCN 362,976
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 362,976
Physical Depreciation 48%
Functional Depreciation
Total Depreciation 48% (174,228)
Total RCNLD 188,748
Lump Sums
Total Building Value 188,748 \$ 39.32 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x10	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (4.95 x 360)			1,782	1,782	
	PCPT	Carport - Portable - NCV	18x20x10	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
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	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
	Base Cost (4.95 x 360)			1,782	1,782	

Total Site Improvement Value