



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:55:16
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029160 Parcel ID 20N14E-34-4-00000-000-0000 Cadastral ID 34-20-14-07400 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 1 - CATOOSA OT Name ID 259132 THEISSEN FAMILY LLC PO BOX 258859 OKLAHOMA CITY OK 73125-0000 Parcel Location Situs 15705 E SKELLY DR Subdivision Lot/Block / Parcel Size 5.58 - Acres Sec/Twn/Rng 34 / 20 / 14 / 4 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS					<p>660029160_001.JPG 10/2/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.16408180 -95.80354637																																																																																																																									
Legal Description BEG: SE/C, W 1635.07'; N 0-10- 40 E 148.03' TO PT ON NLY ROW/ L PUBLIC ROW & POB; S 89-30-16 W 300' ALG NLY ROW/L, TH N 0- 10 40 E 821.20'; TH N 89-30- 16 E 300'; TH S 0-10-40 W 821.20' TO POB; LESS .08 ACRE TRACT CONVEYED TO STATE OF OKLAHOMA DEPT OF TRANS.					Building Permits																																																																																																																				
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 Time 21:55:16
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	379440		
Non-Ag Acres	4.68		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	203,851.00 x .57 = 117,086		
Factor Value	0		
Adjustments			
Lot Value	117,086		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1095965
Total Building Area	31,490	Image Date	10/2/2025
Total Base Value	2,221,305	Name	001.JPG
Modifier Value		Description	660029160_001.JPG
Misc Improvements			
Replacement Cost New	2,221,305		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,399,422		
Economic Depreciation	10%		
RCNLD (All Sources)	1,259,480		
Depreciated Improvements			
Outbuilding Value	120,192		
Total Improvement Value	1,379,672		
Land Value	117,086		
Cost Approach Value	1,496,758 47.53/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	120,192
Miscellaneous Income		Land Value	117,086
Effective Gross Income (EGI)		Total Appraised Value	1,496,758 47.53/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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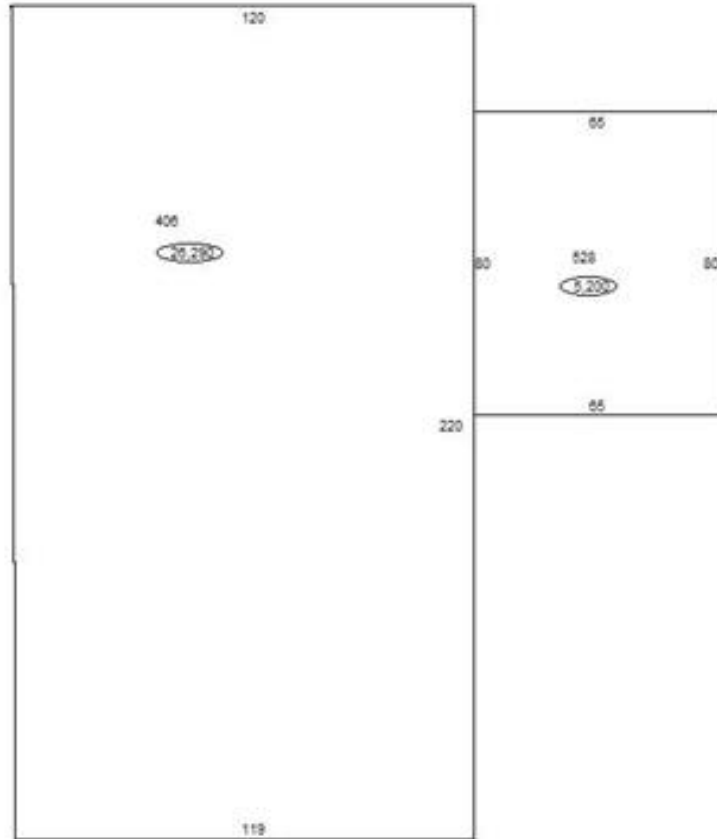
Date 04/16/2026

Time 21:55:16

Page 3

Sketch Image

660029160



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		40	406	26,290	1.000	26,290
2	C	528		40	528	5,200	1.000	5,200
Total Building Area						31,490		31,490



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 Page 4

Account	660029160	Tax Area Code	1
Parcel ID	20N14E-34-4-00000-000-0000	Property Class	UC
Cadastral ID	34-20-14-07400	Owners Name	THEISSEN FAMILY LLC

Building Data	Building Image
---------------	----------------

Building ID	345
Building Sequence	1
Occupancy 1	406 Storage Warehouse 83%
Occupancy 2	528 Service Repair Garage 17%
Occupancy 3	
Total Floor Area	31,490
Average Perimeter	969
Number Of Storys	1.00
Average Wall Ht	20.00
Year Built	1996
Effective Age	20
Construction Class	7 - Pre-Engineered Steel Frame
Quality	3 - Average
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	

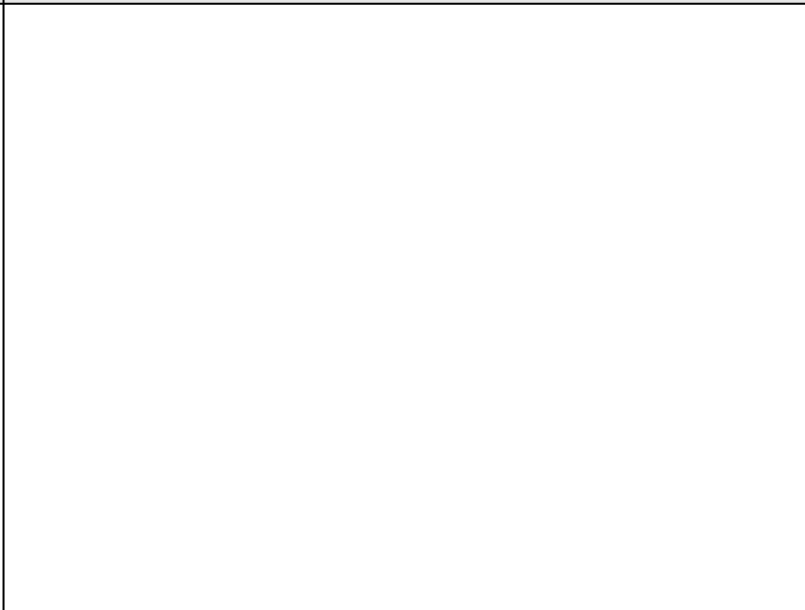


Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone	3
Zone Description	
Base Cost	49.80
Wall Cost	12.77
HVAC Cost	7.97
Basement Cost	0.00
Total Base Cost	70.54
Total Area	31,490
Base RCN	2,221,305
Misc Impr Value	

Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	2,221,305
Physical Depreciation	30%
Functional Depreciation	10%
Total Depreciation	37% (821,883)
Total RCNLD	1,399,422
Lump Sums	
Total Building Value	1,399,422 \$ 44.44 Per SqFt



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Time 21:55:16

Page 5

660029160

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		9,212
	Qual	4	Cond	4	Year	2015
				Eff Age	4	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 9,212)		51,034	10,717	40,317

	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		34,961
	Qual	4	Cond	4	Year	2015
				Eff Age	4	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.41 x 34,961)		119,217	39,342	79,875

Total Site Improvement Value 120,192