



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 10:00:13
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Assessment Data					Primary Image									
Account	660029163				<p>660029163_001.JPG 10/2/2025</p>									
Parcel ID	20N14E-34-3-00000-000-0000													
Cadastral ID	34-20-14-07700													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	318049													
MESSER CONSTRUCTION CO INC														
PO BOX 1678 CATOOSA OK 74015-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size	8.56 - Acres											
Sec/Twn/Rng	34 / 20 / 14 / 3													
Neighborhood	5001 - TASC 2016													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.16488567 -95.81207631														
BEG: SW/C SEC 34, N ALG W/L 141.10', E ALG HWY 44 738.04' TO POB N 1086.66' E 620.93' S 317.32' W 310.52', S 771.54' W 310.52' TO POB LESS TR COMM SW/C SW SW; N88.3706E 738.33'; N01.2254W 137.97' TO POB; N01.1111W 349.17'; S38.4735E 112.51'; S56.0902E 287.14'; S77.5359E 6.99'; S01.1403E 93.39'; S88.4632W														
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></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					
					2542/297	JOE MOBLEY INVESTMENT CO,INC	04/11/2016	130,000	YES					
					914/333	SMITH, JIMMY M	05/03/1993	50,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2017	Land Value	155,450	155,450	11%	17,100	Assessed	17,100	1,823.89					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	155,450	155,450	17,100	Total Taxable	17,100	1,824.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660029163	MESSER CONSTRUCTION CO INC	1	155,450	0	17,100	1,824.00							
2024	2024-660029163	MESSER CONSTRUCTION CO INC	1	155,450	0	17,100	1,804.00							
2023	2023-660029163	MESSER CONSTRUCTION CO INC	1	155,450	0	17,100	1,755.00							
2022	2022-660029163	MESSER CONSTRUCTION CO INC	1	155,450	0	17,100	1,716.00							
2021	2021-660029163	MESSER CONSTRUCTION CO INC	1	155,450	0	17,100	1,504.00							
2020	2020-660029163	MESSER CONSTRUCTION CO INC	1	155,450	0	17,100	1,515.00							
2019	2019-660029163	MESSER CONSTRUCTION CO INC	1	155,450	0	17,100	1,536.00							
2018	2018-660029163	MESSER CONSTRUCTION CO INC	1	155,450	0	17,100	1,526.00							
2017	2017-660029163	MESSER CONSTRUCTION CO INC	1	155,450	0	17,100	1,544.00							
2016	2016-660029163	MESSER CONSTRUCTION CO INC	1	155,450	0	11,330	1,008.00							
2015	2015-660029163	JOE MOBLEY INVESTMENT CO,INC	1	98,096	0	10,791	964.00							
2014	2014-660029163	JOE MOBLEY INVESTMENT CO,INC	1	170,170	0	12,018	1,087.00							
2013	2013-660029163	JOE MOBLEY INVESTMENT CO,INC	1	170,170	0	11,445	1,024.00							



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count 0</p> <p>Units Buildable 170170</p> <p>Non-Ag Acres 8.075</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p style="padding-left: 100px;">0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 351,728.00 x .44 = 155,450</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 155,450</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 155,450</p> <p>Cost Approach Value 155,450</p>	<p>Image Information</p> <p>Image ID 1095973</p> <p>Image Date 10/2/2025</p> <p>Name 001.JPG</p> <p>Description 660029163_001.JPG</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 155,450</p> <p>Total Appraised Value 155,450</p>	