



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	660029164								
Parcel ID	20N14E-34-3-00000-000-0000								
Cadastral ID	34-20-14-07720								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	166924								
MESSER, FREDRICK R									
PO BOX 1678 CATOOSA OK 74015-0000									
Parcel Location									
Situs	14811 E SKELLY DR								
Subdivision									
Lot/Block	/	Parcel Size	5.05 - Acres						
Sec/Twn/Rng	34 / 20 / 14 / 3								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.16415334 -95.81130492									
TR IN S2 SW, BEG: SW/C SEC, N 141.10' TO A PT, E ALG N ROW/L HWY 44, 1048.56' TO POB, N 771.54', E 310.52', S 771.54' W 308.52' TO POB LESS TR COMM SE/C; S88.3706W 1279.30'; N01.2254W 136.27' TO POB; S88.4632W 310.52'; N01.1403W 93.39'; S77.5359E 188.27'; N88.4632E 127.31'; S01.1513E 50' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
					2016 3688	R20-NEW BUILDING	09/2016	01/2019	200,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	0	Land Value	122,513	122,513	11%	13,476	Assessed	110,221	11,756.17
Year Frozen	0	Improvements	1,199,116	879,497		96,745	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,321,629	1,002,010		110,221	Total Taxable	110,221	11,756.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660029164	MESSER, FREDRICK R			1	1,327,352	0	104,972	11,196.00
2024	2024-660029164	MESSER, FREDRICK R			1	908,854	0	99,973	10,546.00
2023	2023-660029164	MESSER, FREDRICK R			1	1,346,305	0	131,337	13,479.00
2022	2022-660029164	MESSER, FREDRICK R			1	1,346,154	0	125,083	12,556.00
2021	2021-660029164	MESSER, FREDRICK R			1	1,184,053	0	119,127	10,481.00
2020	2020-660029164	MESSER, FREDRICK R			1	1,197,290	0	113,454	10,049.00
2019	2019-660029164	MESSER, FREDRICK R			1	1,197,290	0	108,051	9,703.00
2018	2018-660029164	MESSER, FREDRICK R			1	305,183	0	33,570	2,996.00
2017	2017-660029164	MESSER, FREDRICK R			1	305,183	0	33,570	3,031.00
2016	2016-660029164	MESSER, FREDRICK R			1	305,183	0	33,570	2,986.00
2015	2015-660029164	MESSER, FREDRICK R			1	365,269	0	40,180	3,591.00
2014	2014-660029164	MESSER, FREDRICK R			1	365,269	0	40,180	3,635.00
2013	2013-660029164	MESSER, FREDRICK R			1	365,269	0	40,180	3,596.00



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	280500		
Non-Ag Acres	5.05		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	219,978.00 x .56 = 122,513		
Factor Value	0		
Adjustments			
Lot Value	122,513		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1095976
Total Building Area	31,444	Image Date	10/2/2025
Total Base Value	1,670,725	Name	003.JPG
Modifier Value		Description	660029164_003.JPG
Misc Improvements			
Replacement Cost New	1,670,725		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,189,064		
Economic Depreciation			
RCNLD (All Sources)	1,189,064		
Depreciated Improvements			
Outbuilding Value	10,052		
Total Improvement Value	1,199,116		
Land Value	122,513		
Cost Approach Value	1,321,629 42.03/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	10,052
Miscellaneous Income		Land Value	122,513
Effective Gross Income (EGI)		Total Appraised Value	1,321,629 42.03/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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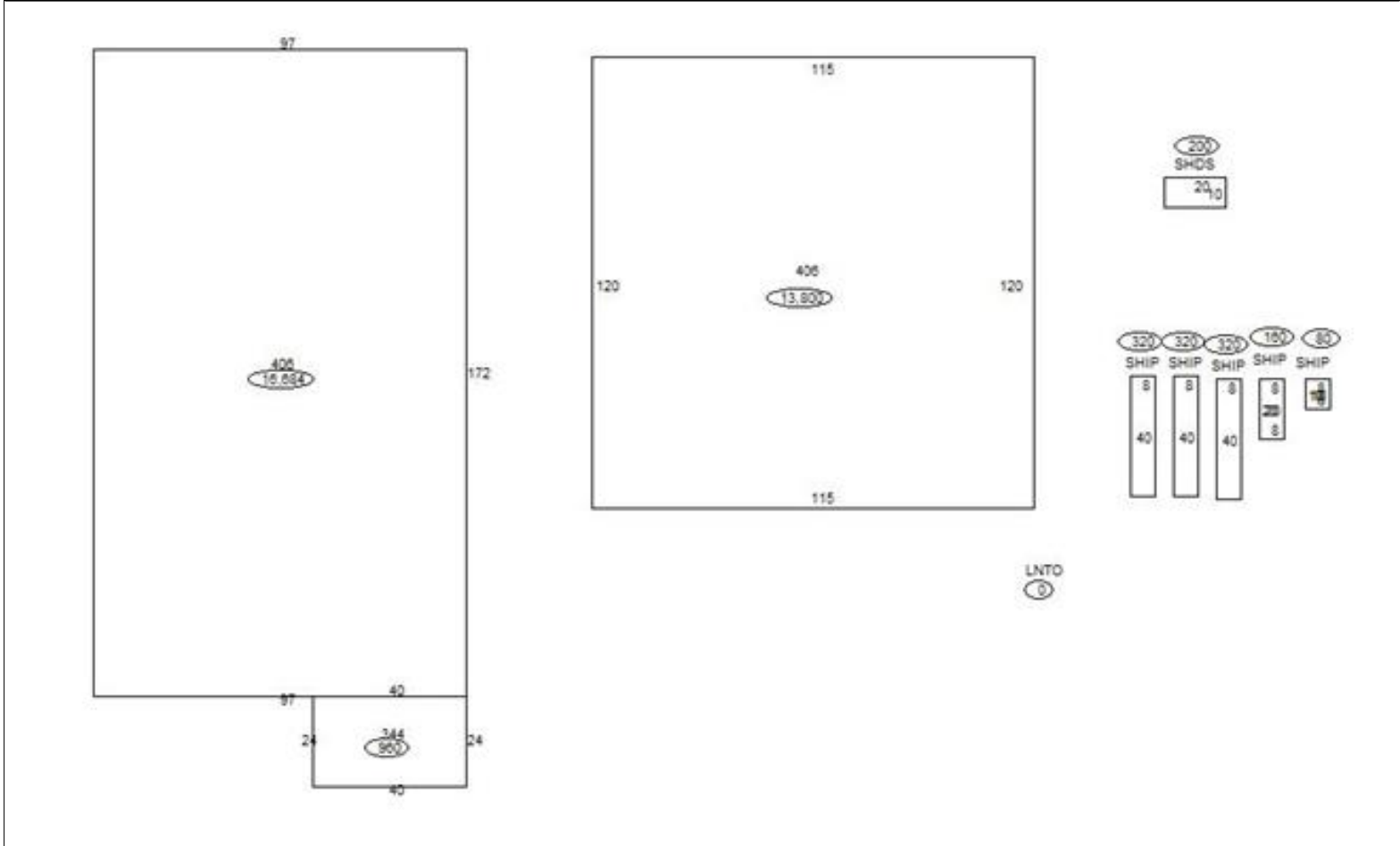
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		40	406	16,684	1.000	16,684
2	C	344		40	344	960	1.000	960
3	C	406		40	406	13,800	1.000	13,800
4	O	SHIP		50	SHIP	320	1.000	320
5	O	SHIP		50	SHIP	320	1.000	320
6	O	SHIP		50	SHIP	320	1.000	320
7	O	SHIP		50	SHIP	160	1.000	160
8	O	SHIP		50	SHIP	80	1.000	80
9	O	LNTO		50	LNTO		0.000	
10	O	SHDS		50	SHDS	200	1.000	200
Total Building Area						31,444		31,444



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Account 660029164
Parcel ID 20N14E-34-3-00000-000-0000
Cadastral ID 34-20-14-07720

Tax Area Code 1
Property Class UC
Owners Name MESSER, FREDRICK R

Building Data

Building ID 4339
Building Sequence 1
Occupancy 1 406 Storage Warehouse 95%
Occupancy 2 344 Office Building 5%
Occupancy 3
Total Floor Area 17,644
Average Perimeter 666
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1990
Effective Age 23
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 44.12
Wall Cost 7.35
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 51.47
Total Area 17,644
Base RCN 908,137
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 908,137
Physical Depreciation 48%
Functional Depreciation
Total Depreciation 48% (435,906)
Total RCNLD 472,231
Lump Sums
Total Building Value 472,231 \$ 26.76 Per SqFt



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Cadastral ID 34-20-14-07720

Tax Area Code 1
Property Class UC
Owners Name MESSER, FREDRICK R

Building Data

Building ID 4338
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 13,800
Average Perimeter 470
Number Of Storys 1.00
Average Wall Ht 20.00
Year Built 2017
Effective Age 5
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
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 42.54
Wall Cost 12.72
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 55.26
Total Area 13,800
Base RCN 762,588
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 762,588
Physical Depreciation 6%
Functional Depreciation
Total Depreciation 6% (45,755)
Total RCNLD 716,833
Lump Sums
Total Building Value 716,833 \$ 51.94 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x10x8	Plank	Composition Shingle	200
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (23.63 x 200)				4,726	2,174	2,552
	LNT0	Lean To - Attached	35x50x16	Concrete	Formed Metal	
	Qual 4	Cond 4	Year 2000	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (18.16 x)						
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual 0	Cond 0	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 320)				2,000		2,000
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual 0	Cond 0	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 320)				2,000		2,000
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual 0	Cond 0	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 320)				2,000		2,000
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual 0	Cond 0	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 160)				1,000		1,000
	SHIP	Shipping/Storage Container	8x10x8			80
	Qual 0	Cond 0	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 80)				500		500

Total Site Improvement Value 10,052