



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	660029924													
Parcel ID	20N14E-35-2-00000-000-0000													
Cadastral ID	35-20-14-03100													
Property Type	REAL - Real Property													
Property Class	UC	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	337545													
TEMPUS TULSA LLC														
ONE ALLIED DR STE 1715 LITTLE ROCK AR 72202-0000														
Parcel Location														
Situs	01111 N 161ST E AVE													
Subdivision														
Lot/Block	/	Parcel Size	10.51 - Acres											
Sec/Twn/Rng	35 / 20 / 14 / 2													
Neighborhood	5001 - TASC 2016													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17021681 -95.79539760														
S2 S2 SW NW & TR IN N2 NW SW BEG NW/C NW SW, S 110', E 427' N 110', W 427' TO POB														
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					
					/	MATTSCO LEASING LLC	03/04/2022	7,250,000	19					
					2269/873	GEAR PRODUCTS INC	08/31/2012	2,100,000	YES					
					850/676			0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax					
Remove Cap	2023		Land Value	187,577	187,577	11%	20,633	Assessed	165,362	17,637.51				
Year Frozen	0		Improvements	3,838,698	1,315,715		144,729	Penalty	0					
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00				
TIF Project ID	0		Total Value	4,026,275	1,503,292		165,362	Total Taxable	165,362	17,638.00				
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660029924	TEMPUS TULSA LLC			1	3,020,710	0	157,488	16,798.00					
2024	2024-660029924	TEMPUS TULSA LLC			1	1,363,531	0	149,988	15,822.00					
2023	2023-660029924	TEMPUS TULSA LLC			1	3,197,132	0	351,684	36,093.00					
2022	2022-660029924	TEMPUS TULSA LLC			1	3,218,816	0	286,102	28,719.00					
2021	2021-660029924	MATTSCO LEASING LLC			1	2,477,074	0	272,478	23,973.00					
2020	2020-660029924	MATTSCO LEASING LLC			1	2,477,074	0	272,478	24,133.00					
2019	2019-660029924	MATTSCO LEASING LLC			1	2,477,074	0	265,851	23,873.00					
2018	2018-660029924	MATTSCO LEASING LLC			1	2,301,749	0	253,192	22,600.00					
2017	2017-660029924	MATTSCO LEASING LLC			1	2,301,749	0	253,192	22,863.00					
2016	2016-660029924	MATTSCO LEASING LLC			1	2,301,749	0	242,550	21,572.00					
2015	2015-660029924	MATTSCO LEASING LLC			1	2,100,000	0	231,000	20,647.00					
2014	2014-660029924	MATTSCO LEASING LLC			1	2,100,000	0	231,000	20,896.00					
2013	2013-660029924	MATTSCO LEASING LLC			1	2,100,000	0	231,000	20,677.00					



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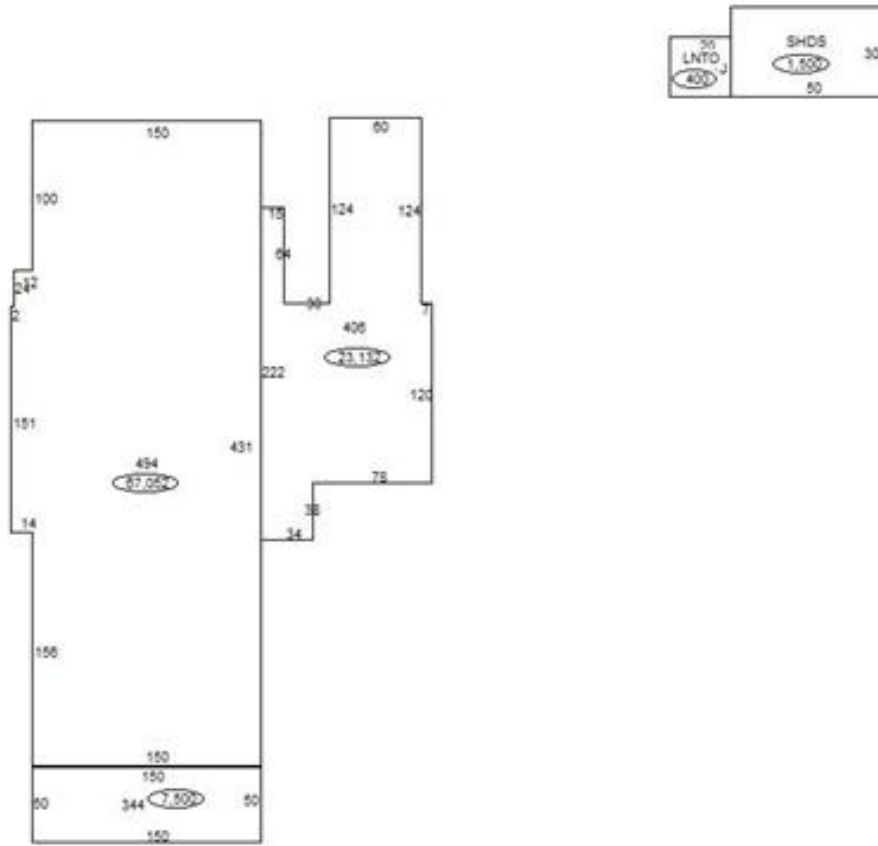
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	367855		
Non-Ag Acres	11.025		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	480,234.00 x .39 = 187,577		
Factor Value	0		
Adjustments			
Lot Value	187,577		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	961022
Total Building Area	97,684	Image Date	6/3/2021
Total Base Value	6,067,621	Name	IMG_0007.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	6,067,621		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	3,772,927		
Economic Depreciation			
RCNLD (All Sources)	3,772,927		
Depreciated Improvements			
Outbuilding Value	65,771		
Total Improvement Value	3,838,698		
Land Value	187,577		
Cost Approach Value	4,026,275 41.22/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	65,771
Miscellaneous Income		Land Value	187,577
Effective Gross Income (EGI)		Total Appraised Value	4,026,275 41.22/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Sketch Image

660029924



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		100	344	7,500	1.000	7,500
2	C	494		100	494	67,052	1.000	67,052
3	C	406		100	406	23,132	1.000	23,132
4	O	SHDS		50	SHDS	1,500	1.000	1,500
5	O	LNTD		50	LNTD	400	1.000	400
Total Building Area						97,684		97,684



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Account 660029924
Parcel ID 20N14E-35-2-00000-000-0000
Cadastral ID 35-20-14-03100

Tax Area Code 1
Property Class UC
Owners Name TEMPUS TULSA LLC

Building Data

Building ID 5335
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 23,132
Average Perimeter 916
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1986
Effective Age 20
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
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 42.40
Wall Cost 10.54
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 52.94
Total Area 23,132
Base RCN 1,224,608
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,224,608
Physical Depreciation 39%
Functional Depreciation
Total Depreciation 39% (477,597)
Total RCNLD 747,011
Lump Sums
Total Building Value 747,011 \$ 32.29 Per SqFt



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Account	660029924	Tax Area Code	1
Parcel ID	20N14E-35-2-00000-000-0000	Property Class	UC
Cadastral ID	35-20-14-03100	Owners Name	TEMPUS TULSA LLC

Building Data	Building Image
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Building ID	3340
Building Sequence	2
Occupancy 1	344 Office Building 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	7,500
Average Perimeter	400
Number Of Storys	1.00
Average Wall Ht	14.00
Year Built	1986
Effective Age	20
Construction Class	7 - Pre-Engineered Steel Frame
Quality	2 - Fair
Condition	3 - Average
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	8 - Warmed and Cooled Air
Roof Type	Gable
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

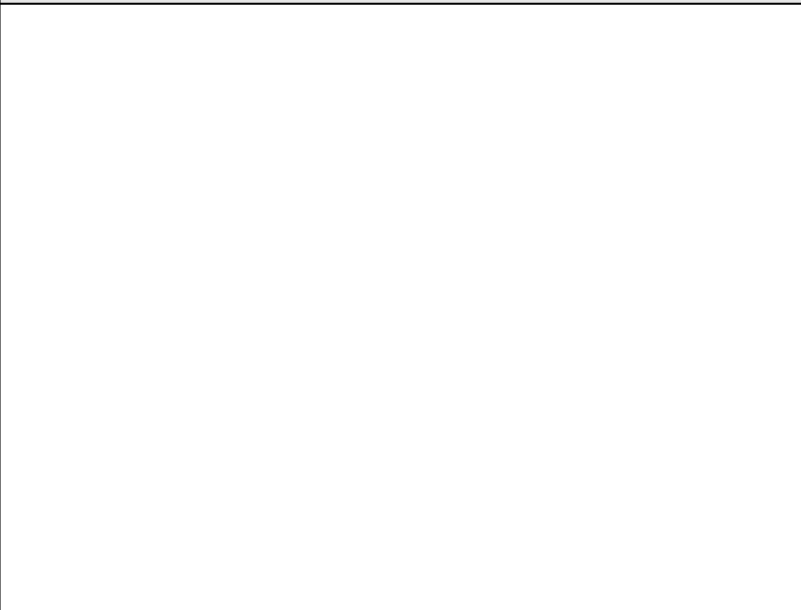


Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone	3
Zone Description	
Base Cost	77.45
Wall Cost	14.20
HVAC Cost	14.54
Basement Cost	0.00
Total Base Cost	106.19
Total Area	7,500
Base RCN	796,425
Misc Impr Value	

Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	796,425
Physical Depreciation	30%
Functional Depreciation	
Total Depreciation	30% (238,928)
Total RCNLD	557,497
Lump Sums	
Total Building Value	557,497 \$ 74.33 Per SqFt



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Account 660029924
Parcel ID 20N14E-35-2-00000-000-0000
Cadastral ID 35-20-14-03100

Tax Area Code 1
Property Class UC
Owners Name TEMPUS TULSA LLC

Building Data

Building ID 3338
Building Sequence 3
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 67,052
Average Perimeter 1,190
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1986
Effective Age 20
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
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 55.62
Wall Cost 4.73
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 60.35
Total Area 67,052
Base RCN 4,046,588
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 4,046,588
Physical Depreciation 39%
Functional Depreciation
Total Depreciation 39% (1,578,169)
Total RCNLD 2,468,419
Lump Sums
Total Building Value 2,468,419 \$ 36.81 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	30x50x10	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (19.79 x 1,500)			29,685	17,514		12,171
	LNT0	Lean To - Attached	20x20x8	Concrete	Formed Metal	400
	Qual 4	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (18.43 x 400)			7,372	5,087		2,285
	PACN	Paving - Concrete	0x0x0	Concrete		8,000
	Qual 4	Cond 4	Year 1990	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.54 x 8,000)			44,320	13,296		31,024
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		29,752
	Qual 4	Cond 4	Year 1990	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.41 x 29,752)			101,454	81,163		20,291
Total Site Improvement Value						65,771