



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:07:48
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029933 Parcel ID 000000-00-0-00375-001-0001 Cadastral ID 35-20-14-04100 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 165924 SHELBY, JEFFREY PAUL & ANN MARIE PO BOX 567 CATOOSA OK 74015-0000 Parcel Location Situs 16850 E PINE Subdivision HIGHLAND ACRES Lot/Block 0001 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	12863		
Non-Ag Acres	0.322		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	14,021.00 x 1.00 =	14,021	
Factor Value	0		
Adjustments			
Lot Value	14,021		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	960882
Total Building Area	2,400	Image Date	6/2/2021
Total Base Value	181,848	Name	IMG_0013.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	181,848		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	36,370		
Economic Depreciation			
RCNLD (All Sources)	36,370		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	36,370		
Land Value	14,021		
Cost Approach Value	50,391		21.00/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	14,021
Effective Gross Income (EGI)		Total Appraised Value	50,391 21.00/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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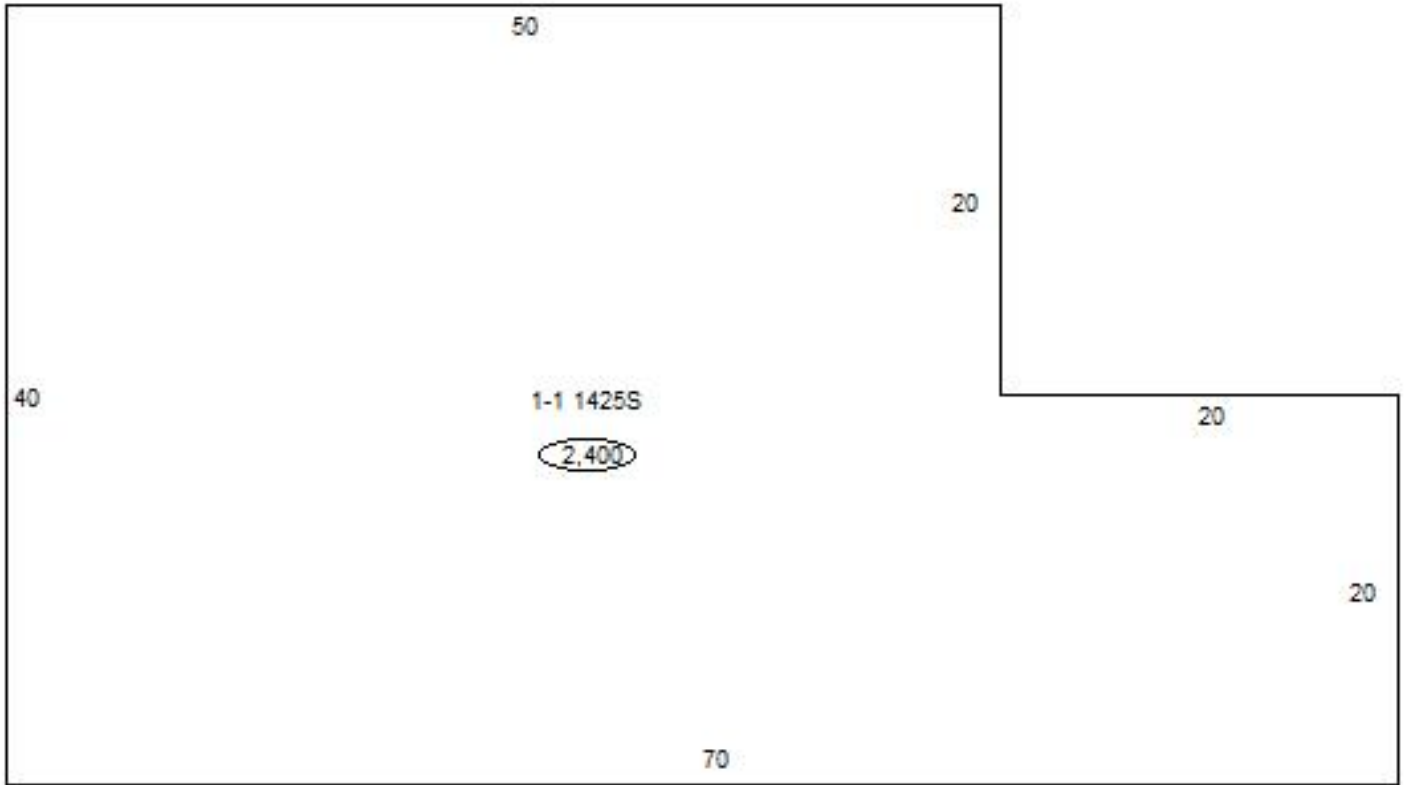
Date 04/16/2026

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Sketch Image

660029933



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	1-1 1425S	2,400	1.000	2,400
Total Building Area						2,400		2,400



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Parcel ID 000000-00-0-00375-001-0001
Cadastral ID 35-20-14-04100

Tax Area Code 1
Property Class UCP
Owners Name SHELBY, JEFFREY PAUL &

Building Data

Building ID 358
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,400
Average Perimeter 220
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 1968
Effective Age 49
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 1 - Low
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 IMG_0013.JPG
Image Date 6/2/2021
Image Name IMG_0013.JPG
Description REVAL 2021

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 48.65
Wall Cost 27.12
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 75.77
Total Area 2,400
Base RCN 181,848
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 181,848
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (145,478)
Total RCNLD 36,370
Lump Sums
Total Building Value 36,370 \$ 15.15 Per SqFt