



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:08:35
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Assessment Data					Primary Image																																																																																																																				
Account 660030319 Parcel ID 000000-00-0-00531-001-0009 Cadastral ID 35-20-14-08010 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 308891 INSULATION SPECIALISTS OF TULSA INC 7050 S YALE AVE TULSA OK 74136-0000 Parcel Location Situs 16415 MARSHALL Subdivision NORTH 161ST E IND PK Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.17304507 -95.79364489										REVAL 2021 6/2/2021																																																																																																															
Legal Description LOT 9 BLOCK 1 NORTH 161ST E IND PK					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																																																																																																											
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	44136		
Non-Ag Acres	0.825		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	35,938.00 x 1.25 = 44,923		
Factor Value	0		
Adjustments			
Lot Value	44,923		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	960857
Total Building Area	10,340	Image Date	6/2/2021
Total Base Value	736,358	Name	IMG_0014.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements	548		
Replacement Cost New	736,906		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	471,620		
Economic Depreciation			
RCNLD (All Sources)	471,620		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	471,620		
Land Value	44,923		
Cost Approach Value	516,543	49.96/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	44,923
Effective Gross Income (EGI)		Total Appraised Value	516,543
Total Expenses			49.96/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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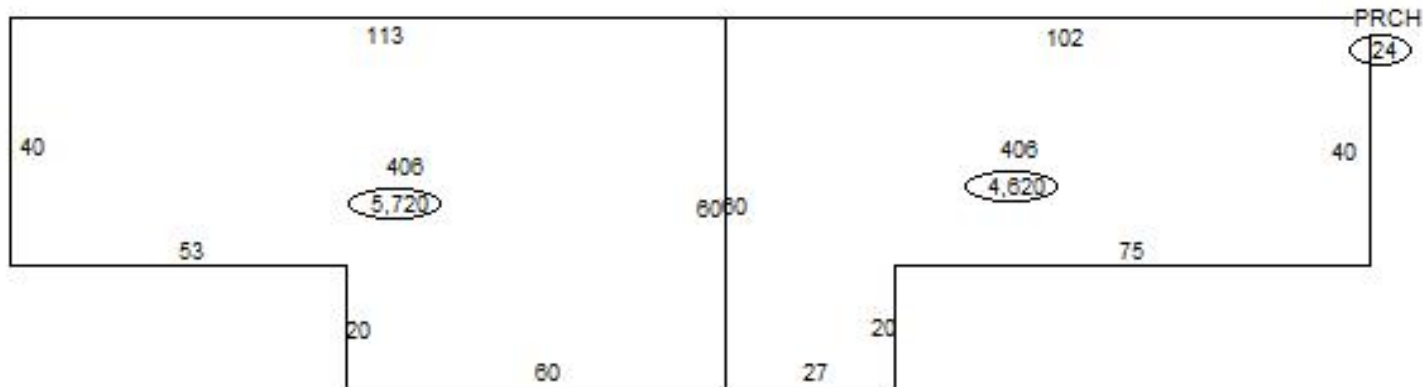
Date 04/16/2026

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Sketch Image

660030319



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		40	406	4,620	1.000	4,620
2	C	406		40	406	5,720	1.000	5,720
3	M	PRCH		40	PRCH	24	1.000	24
Total Building Area						10,340		10,340



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Account 660030319
 Parcel ID 000000-00-0-00531-001-0009
 Cadastral ID 35-20-14-08010

Tax Area Code 1
 Property Class UCP
 Owners Name INSULATION SPECIALISTS OF TULSA INC

Building Data

Building ID 3396
 Building Sequence 1
 Occupancy 1 406 Storage Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 4,620
 Average Perimeter 324
 Number Of Storys 1.00
 Average Wall Ht 14.00
 Year Built 1988
 Effective Age 19
 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

Building Image



Image Information

Image Name IMG_0014.JPG
 Image Date 6/2/2021
 Image Name IMG_0014.JPG
 Description REVAL 2021

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 42.45
 Wall Cost 18.67
 HVAC Cost 11.92
 Basement Cost 0.00
 Total Base Cost 73.04
 Total Area 4,620
 Base RCN 337,445
 Misc Impr Value 548

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 337,993
 Physical Depreciation 36%
 Functional Depreciation
 Total Depreciation 36% (121,677)
 Total RCNLD 216,316
 Lump Sums
 Total Building Value 216,316 \$ 46.82 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		6x4	24	22.83		548
Total Misc Improvement							548

Building Modifiers

Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value
612	Warmed and Cooled Air	Area/Percent	25%		13,768
Total Modifier Value					13,768



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Parcel ID 000000-00-0-00531-001-0009
Cadastral ID 35-20-14-08010

Tax Area Code 1
Property Class UCP
Owners Name INSULATION SPECIALISTS OF TULSA INC

Building Data

Building ID 3397
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,720
Average Perimeter 346
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 1988
Effective Age 19
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
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

Building Image



Image Information

Image Name IMG_0015.JPG
Image Date 6/2/2021
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Description REVAL 2021

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.47
Wall Cost 20.42
HVAC Cost 6.85
Basement Cost 0.00
Total Base Cost 69.74
Total Area 5,720
Base RCN 398,913
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 398,913
Physical Depreciation 36%
Functional Depreciation
Total Depreciation 36% (143,609)
Total RCNLD 255,304
Lump Sums
Total Building Value 255,304 \$ 44.63 Per SqFt