



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	660030334								
Parcel ID	20N14E-35-3-00000-000-0000								
Cadastral ID	35-20-14-08500								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	264761								
TULSA STOCKYARDS INC									
JOE DON EAVES									
PO BOX 582584									
TULSA OK 74158-0000									
Parcel Location									
Situs	00913 N 161ST E AVE								
Subdivision									
Lot/Block	/	Parcel Size	20.55 - Acres						
Sec/Twn/Rng	35 / 20 / 14 / 3								
Neighborhood	90000 - COMMERCIAL								
School District	S002 - CATOOSA SCHOOLS								
Legal Description									
Lat/Long: 36.16885845 -95.79308569									
N2 NW SW & NW NE SW, LESS N 510' S 550' W 427' & LESS TR BEG: 427' E NW/C, S 280', E 210' N 170' E 200' N 100' W 410' TO POB & LESS TR BEG NW/C NW SW S 110', W 427', N 110', W 427' TO POB LESS N 339.56' S 379.56', E 210', W 736' THEREOF									
Building Permits									
Number	Description	Opened	Closed	Amount					
10037	R7-ADDN ON CELL TOWER (REFER TO	04/2006	06/2011	120,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1050/260	GREEN COUNTRY LIVESTOCK	01/02/1997	474,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value 308,250	308,250	11%	33,908	Assessed	92,172	9,831.07	
Year Frozen	0	Improvements 1,132,900	529,680		58,264	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 1,441,150	837,930		92,172	Total Taxable	92,172	9,831.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660030334	TULSA STOCKYARDS INC	1	818,091	0	87,784	9,363.00		
2024	2024-660030334	TULSA STOCKYARDS INC	1	760,028	0	83,604	8,819.00		
2023	2023-660030334	TULSA STOCKYARDS INC	1	779,921	0	85,792	8,805.00		
2022	2022-660030334	TULSA STOCKYARDS INC	1	775,018	0	84,920	8,524.00		
2021	2021-660030334	TULSA STOCKYARDS INC	1	904,388	0	80,876	7,115.00		
2020	2020-660030334	TULSA STOCKYARDS INC	1	904,388	0	77,025	6,822.00		
2019	2019-660030334	TULSA STOCKYARDS INC	1	904,388	0	73,357	6,587.00		
2018	2018-660030334	TULSA STOCKYARDS INC	1	635,125	0	69,864	6,236.00		
2017	2017-660030334	TULSA STOCKYARDS INC	1	673,472	0	74,083	6,690.00		
2016	2016-660030334	TULSA STOCKYARDS INC	1	668,691	0	73,556	6,542.00		
2015	2015-660030334	TULSA STOCKYARDS INC	1	686,270	0	75,490	6,747.00		
2014	2014-660030334	TULSA STOCKYARDS INC	1	686,270	0	75,490	6,829.00		
2013	2013-660030334	TULSA STOCKYARDS INC	1	686,270	0	75,490	6,757.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	308250		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	308,250.00 x 1.00 = 308,250		
Factor Value	0		
Adjustments			
Lot Value	308,250		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	962449
Total Building Area	186,630	Image Date	6/10/2021
Total Base Value	3,811,226	Name	IMG_0019.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements	29,879		
Replacement Cost New	3,841,105		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,033,369		
Economic Depreciation			
RCNLD (All Sources)	1,033,369		
Depreciated Improvements			
Outbuilding Value	99,531		
Total Improvement Value	1,132,900		
Land Value	308,250		
Cost Approach Value	1,441,150		
			7.72/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	99,531
Miscellaneous Income		Land Value	308,250
Effective Gross Income (EGI)		Total Appraised Value	1,441,150
Total Expenses			7.72/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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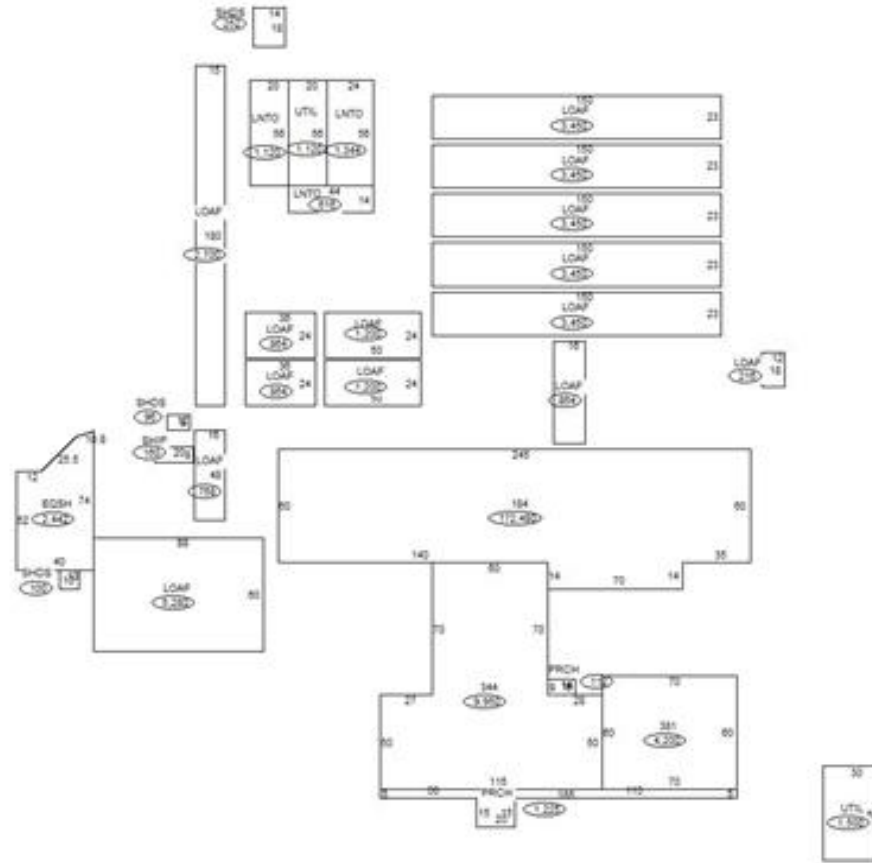
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Sketch Image

660030334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		59	344	9,950	1.000	9,950
2	M	PRCH		59	PRCH	112	1.000	112
3	M	PRCH		59	PRCH	1,225	1.000	1,225
4	C	381		59	381	4,200	1.000	4,200
5	C	184		59	184	15,680	11.000	172,480
6	O	LOAF		59	LOAF	3,450	1.000	3,450
7	O	LOAF		59	LOAF	3,450	1.000	3,450
8	O	LOAF		59	LOAF	3,450	1.000	3,450
9	O	LOAF		59	LOAF	3,450	1.000	3,450
10	O	LOAF		59	LOAF	3,450	1.000	3,450
11	O	LOAF		59	LOAF	1,200	1.000	1,200
12	O	LOAF		59	LOAF	1,200	1.000	1,200
13	O	LOAF		59	LOAF	864	1.000	864
14	O	LOAF		59	LOAF	864	1.000	864
15	O	LOAF		59	LOAF	2,700	1.000	2,700
16	O	LOAF		59	LOAF	864	1.000	864
17	O	LOAF		59	LOAF	768	1.000	768
18	O	SHDS		59	SHDS	96	1.000	96
19	O	SHIP		59	SHIP	160	1.000	160
20	O	LOAF		59	LOAF	216	1.000	216
21	O	SHDS		50	SHDS	252	1.000	252
22	O	UTIL		59	UTIL	1,120	1.000	1,120
23	O	LNTD		59	LNTD	1,120	1.000	1,120
24	O	LNTD		59	LNTD	1,344	1.000	1,344
25	O	LNTD		59	LNTD	616	1.000	616
26	O	LOAF		59	LOAF	5,280	1.000	5,280
27	O	EQSH		59	EQSH	2,442	1.000	2,442

28	O	SHDS	59	SHDS	100	1.000	100
29	O	UTIL	59	UTIL	1,500	1.000	1,500

Total Building Area	29,830	186,630
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Account	660030334	Tax Area Code	1
Parcel ID	20N14E-35-3-00000-000-0000	Property Class	UC
Cadastral ID	35-20-14-08500	Owners Name	TULSA STOCKYARDS INC

Building Data

Building ID 5331
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 9,950
Average Perimeter 235
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 1966
Effective Age 30
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 16 - Control Atmos., Warm/Cooled
Roof Type Gable
Roof Cover Metal

Building Image

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 75.17
Wall Cost 3.76
HVAC Cost 31.67
Basement Cost 0.00
Total Base Cost 110.60
Total Area 9,950
Base RCN 1,100,470
Misc Impr Value 29,879

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,130,349
Physical Depreciation 57%
Functional Depreciation
Total Depreciation 57% (644,299)
Total RCNLD 486,050
Lump Sums
Total Building Value 486,050 \$ 48.85 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		14x8	112	25.61		2,868
PRCH	Porch		1225	1,225	22.05		27,011
Total Misc Improvement							29,879



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Account	660030334	Tax Area Code	1
Parcel ID	20N14E-35-3-00000-000-0000	Property Class	UC
Cadastral ID	35-20-14-08500	Owners Name	TULSA STOCKYARDS INC

Building Data	Building Image
Building ID 5333 Building Sequence 2 Occupancy 1 381 Veterinary Hospital 100% Occupancy 2 Occupancy 3 Total Floor Area 4,200 Average Perimeter 260 Number Of Storys 1.00 Average Wall Ht 8.00 Year Built 1966 Effective Age 30 Construction Class 3 - Unreinforced Masonry Walls, Wood Joists Quality 2 - Fair Condition 3 - Average Exterior Wall 9 - Cavity Concrete Block Heating/Cooling 8 - Warmed and Cooled Air Roof Type Flat 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	87.77
Wall Cost	23.36
HVAC Cost	11.92
Basement Cost	0.00
Total Base Cost	123.05
Total Area	4,200
Base RCN	516,810
Misc Impr Value	
Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	516,810
Physical Depreciation	79%
Functional Depreciation	
Total Depreciation	79% (408,280)
Total RCNLD	108,530
Lump Sums	
Total Building Value	108,530 \$ 25.84 Per SqFt



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Account 660030334
Parcel ID 20N14E-35-3-00000-000-0000
Cadastral ID 35-20-14-08500

Tax Area Code 1
Property Class UC
Owners Name TULSA STOCKYARDS INC

Building Data

Building ID 5334
Building Sequence 3
Occupancy 1 184 Arena Shelter 100%
Occupancy 2
Occupancy 3
Total Floor Area 172,480
Average Perimeter 7,018
Number Of Storys 1.00
Average Wall Ht 16.00
Year Built 1980
Effective Age 23
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 199 - N/A
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 11.19
Wall Cost 1.53
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 12.72
Total Area 172,480
Base RCN 2,193,946
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 2,193,946
Physical Depreciation 80%
Functional Depreciation
Total Depreciation 80% (1,755,157)
Total RCNLD 438,789
Lump Sums
Total Building Value 438,789 \$ 2.54 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHIP	Shipping/Storage Container	20x8x8	Base		160	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (6.25 x 160)			1,000	790	210	
LOAF	Loafing Shed	36x24x10	Dirt	Formed Metal	864	
Qual	3	Cond 3	Year 1988	Eff Age 29		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (7.40 x 864)			6,394	4,796	1,598	
LOAF	Loafing Shed	36x24x10	Dirt	Formed Metal	864	
Qual	3	Cond 3	Year 1988	Eff Age 29		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (7.40 x 864)			6,394	4,796	1,598	
LOAF	Loafing Shed	150x23x0	Dirt	Formed Metal	3,450	
Qual	3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (7.40 x 3,450)			25,530	20,424	5,106	
LOAF	Loafing Shed	150x23x0	Dirt	Formed Metal	3,450	
Qual	3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (7.40 x 3,450)			25,530	20,424	5,106	
LOAF	Loafing Shed	24x50x10	Dirt	Formed Metal	1,200	
Qual	3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (7.40 x 1,200)			8,880	7,104	1,776	
LOAF	Loafing Shed	24x50x10	Dirt	Formed Metal	1,200	
Qual	3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
Base Cost (7.40 x 1,200)			8,880	7,104	1,776	



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LOAF	Loafing Shed				15x180x10	Dirt	Formed Metal	2,700
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (7.40 x 2,700)					19,980	15,984		3,996

LOAF	Loafing Shed				150x23x0	Dirt	Formed Metal	3,450
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (7.40 x 3,450)					25,530	20,424		5,106

LOAF	Loafing Shed				150x23x0	Dirt	Formed Metal	3,450
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (7.40 x 3,450)					25,530	20,424		5,106

LOAF	Loafing Shed				16x54x10	Dirt	Formed Metal	864
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (7.40 x 864)					6,394	5,115		1,279

LOAF	Loafing Shed				16x48x10	Dirt	Formed Metal	768
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (7.40 x 768)					5,683	4,546		1,137

SHDS	Shed - Small				12x8x6	Plank	Formed Metal	96
Qual	4	Cond	3	Year	1980	Eff Age	35	

Warm & Cooled Air Total Area 678

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (31.80 x 96)				678	3,731	2,985		746

LOAF	Loafing Shed				150x23x0	Dirt	Formed Metal	3,450
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (7.40 x 3,450)					25,530	20,424		5,106



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LOAF	Loafing Shed				12x18x10	Dirt	Formed Metal	216
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (7.49 x 216)						1,618	1,294	324

SHDS	Shed - Small				14x18x8	Concrete	Formed Metal	252
Qual	4	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (22.38 x 252)						5,640	4,512	1,128

UTIL	Utility Building				20x56x16	Concrete	Formed Metal	1,120
Qual	3	Cond	4	Year	1980	Eff Age	28	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (34.76 x 1,120)						38,931	21,801	17,130

LNT0	Lean To - Attached				20x56x14	Dirt	Formed Metal	1,120
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (8.42 x 1,120)						9,430	7,544	1,886

LNT0	Lean To - Attached				24x56x13	Dirt	Formed Metal	1,344
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (8.27 x 1,344)						11,115	8,892	2,223

LNT0	Lean To - Attached				44x14x10	Dirt	Formed Metal	616
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (7.71 x 616)						4,749	3,799	950

LOAF	Loafing Shed				88x60x10	Dirt	Formed Metal	5,280
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (7.40 x 5,280)						39,072	31,258	7,814



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EQSH	Equipment Shed				0x0x10	Dirt	Formed Metal	2,442
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (16.52 x 2,442)					40,342	24,609	15,733

SHDS	Shed - Small				10x10x7	Plank	Galvanized Metal	100
Qual	3	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (26.45 x 100)					2,645	2,116	529

UTIL	Utility Building				30x50x8	Dirt	Galvanized Metal	1,500
Qual	2	Cond	3	Year	1980	Eff Age	35	

Valuation Summary				Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (20.80 x 1,500)					31,200	19,032	12,168

Total Site Improvement Value							99,531
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