



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:07:39  
Page 1

Assessment Data					Primary Image				
Account	660030346								
Parcel ID	20N14E-35-3-00000-000-0000								
Cadastral ID	35-20-14-09500								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	169664								
L & C PROPERTIES INC									
1101 N 161ST E AVE TULSA OK 74116-0000									
Parcel Location									
Situs	01101 N 161ST E AVE								
Subdivision									
Lot/Block	/	Parcel Size	1.5 - Acres						
Sec/Twn/Rng	35 / 20 / 14 / 3								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.16835430 -95.79677227									
Building Permits									
N 153' W 427' S 193' NW NW SW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					895/866	L & C PROPERTIES INC	10/16/1992	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	207,462	200,447	11%	22,049	Assessed	34,454	3,674.86
Year Frozen	0	Improvements	428,243	112,773		12,405	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	635,705	313,220		34,454	Total Taxable	34,454	3,675.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660030346	L & C PROPERTIES INC	1	417,880	0	32,813	3,500.00		
2024	2024-660030346	L & C PROPERTIES INC	1	310,862	0	31,251	3,297.00		
2023	2023-660030346	L & C PROPERTIES INC	1	431,073	0	29,763	3,055.00		
2022	2022-660030346	L & C PROPERTIES INC	1	422,499	0	28,345	2,845.00		
2021	2021-660030346	L & C PROPERTIES INC	1	398,036	0	26,996	2,375.00		
2020	2020-660030346	L & C PROPERTIES INC	1	398,036	0	25,711	2,277.00		
2019	2019-660030346	L & C PROPERTIES INC	1	398,036	0	24,486	2,199.00		
2018	2018-660030346	L & C PROPERTIES INC	1	402,642	0	23,320	2,082.00		
2017	2017-660030346	L & C PROPERTIES INC	1	402,642	0	22,210	2,006.00		
2016	2016-660030346	L & C PROPERTIES INC	1	402,642	0	21,152	1,881.00		
2015	2015-660030346	L & C PROPERTIES INC	1	183,137	0	20,145	1,801.00		
2014	2014-660030346	L & C PROPERTIES INC	1	183,137	0	20,145	1,822.00		
2013	2013-660030346	L & C PROPERTIES INC	1	183,137	0	20,145	1,803.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:07:40  
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	53828		
Non-Ag Acres	1.675		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	72,968.00 x .95 = 69,154		
Factor Value	0		
Adjustments	300%		
Lot Value	207,462		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	960838
Total Building Area	7,740	Image Date	6/2/2021
Total Base Value	607,925	Name	IMG_0021.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements	370		
Replacement Cost New	608,295		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	415,635		
Economic Depreciation			
RCNLD (All Sources)	415,635		
Depreciated Improvements			
Outbuilding Value	12,608		
Total Improvement Value	428,243		
Land Value	207,462		
Cost Approach Value	635,705 82.13/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	12,608
Miscellaneous Income		Land Value	207,462
Effective Gross Income (EGI)		Total Appraised Value	635,705 82.13/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

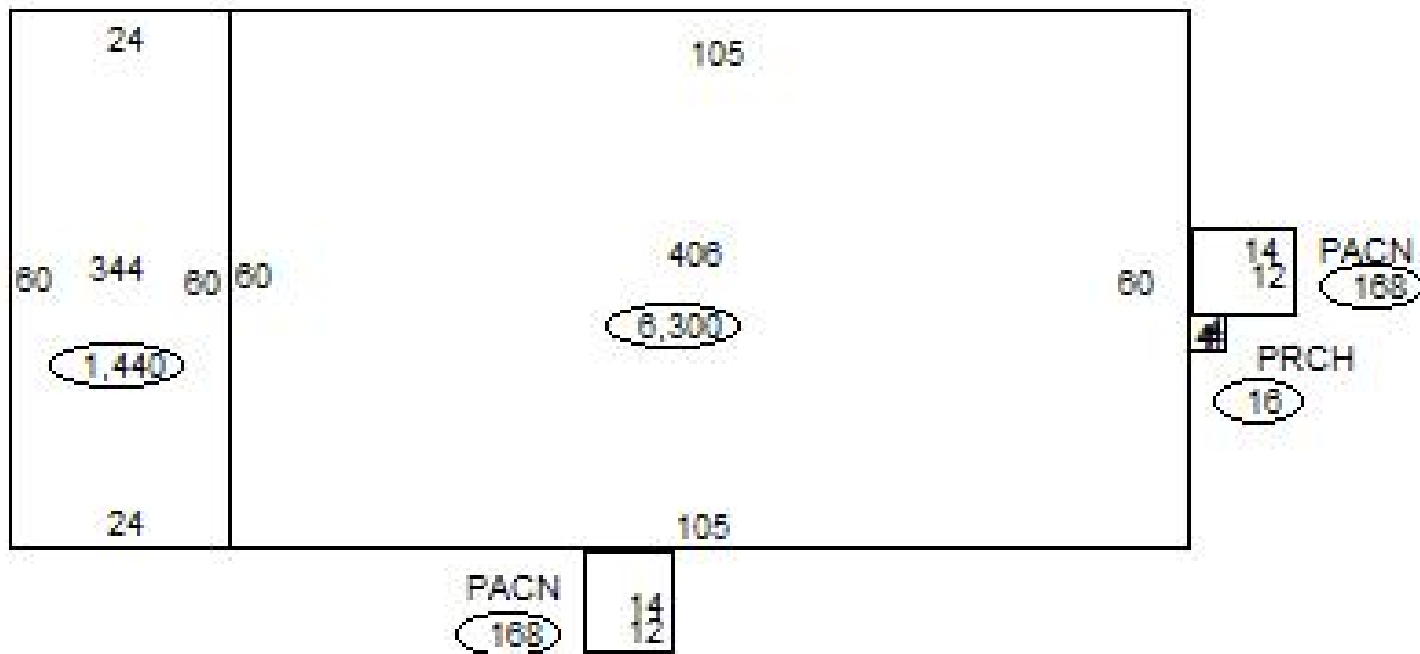
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:07:40  
 Page 3

Sketch Image

660030346



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		40	344	1,440	1.000	1,440
2	C	406		40	406	6,300	1.000	6,300
3	M	PRCH		40	PRCH	16	1.000	16
4	O	PACN		50	PACN	168	1.000	168
5	O	PACN		50	PACN	168	1.000	168
<b>Total Building Area</b>						<b>7,740</b>		<b>7,740</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:07:40  
Page 4

Account 660030346  
Parcel ID 20N14E-35-3-00000-000-0000  
Cadastral ID 35-20-14-09500

Tax Area Code 1  
Property Class UC  
Owners Name L & C PROPERTIES INC

### Building Data

Building ID 326  
Building Sequence 1  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,440  
Average Perimeter 168  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1982  
Effective Age 18  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 4 - Good  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 85.65  
Wall Cost 22.73  
HVAC Cost 14.54  
Basement Cost 0.00  
Total Base Cost 122.92  
Total Area 1,440  
Base RCN 177,005  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 177,005  
Physical Depreciation 26%  
Functional Depreciation  
Total Depreciation 26% (46,021)  
Total RCNLD 130,984  
Lump Sums  
Total Building Value 130,984 \$ 90.96 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:07:40  
Page 5

Account 660030346  
Parcel ID 20N14E-35-3-00000-000-0000  
Cadastral ID 35-20-14-09500

Tax Area Code 1  
Property Class UC  
Owners Name L & C PROPERTIES INC

### Building Data

Building ID 3409  
Building Sequence 2  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 6,300  
Average Perimeter 330  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 1982  
Effective Age 18  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 4 - Good  
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\_0022.JPG  
Image Date 6/2/2021  
Image Name IMG\_0022.JPG  
Description REVAL 2021

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 42.53  
Wall Cost 13.95  
HVAC Cost 11.92  
Basement Cost 0.00  
Total Base Cost 68.40  
Total Area 6,300  
Base RCN 430,920  
Misc Impr Value 370

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 431,290  
Physical Depreciation 34%  
Functional Depreciation  
Total Depreciation 34% (146,639)  
Total RCNLD 284,651  
Lump Sums  
Total Building Value 284,651 \$ 45.18 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		4x4	16	23.14		370
<b>Total Misc Improvement</b>							<b>370</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026

Time 21:07:40

Page 6

660030346

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Concrete		3,760
	<b>Qual</b> 4	<b>Cond</b> 4	<b>Year</b> 2021	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (3.84 x 3,760)				14,438	2,310	12,128
PACN	Paving - Concrete		14x12x0	Concrete		168
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1982	<b>Eff Age</b> 22			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.15 x 168)				1,201	961	240
PACN	Paving - Concrete		14x12x0	Concrete		168
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1982	<b>Eff Age</b> 22			
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.15 x 168)				1,201	961	240
<b>Total Site Improvement Value</b>						<b>12,608</b>