



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:08:50  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030347 <b>Parcel ID</b> 20N14E-35-3-00000-000-0000 <b>Cadastral ID</b> 35-20-14-09600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 321679 TULSA STOCKYARDS INC  PO BOX 582584 TULSA OK 74158-0000  <b>Parcel Location</b> <b>Situs</b> 01100 N 162ND E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.81 - Acres <b>Sec/Twn/Rng</b> 35 / 20 / 14 / 3 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.16948067 -95.79549015																																																																																																																									
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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	78,843.00 x .91 = 72,092		
Factor Value	0		
Adjustments	122.07%		
Lot Value	88,003		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	877427
Total Building Area	6,000	Image Date	9/4/2018
Total Base Value	629,820	Name	IMG_2993.JPG
Modifier Value		Description	REVAL 2018
Misc Improvements	2,376		
Replacement Cost New	632,196		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	461,503		
Economic Depreciation			
RCNLD (All Sources)	461,503		
Depreciated Improvements			
Outbuilding Value	10,076		
Total Improvement Value	471,579		
Land Value	88,003		
Cost Approach Value	559,582		93.26/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	10,076
Miscellaneous Income		Land Value	88,003
Effective Gross Income (EGI)		Total Appraised Value	559,582
Total Expenses			93.26/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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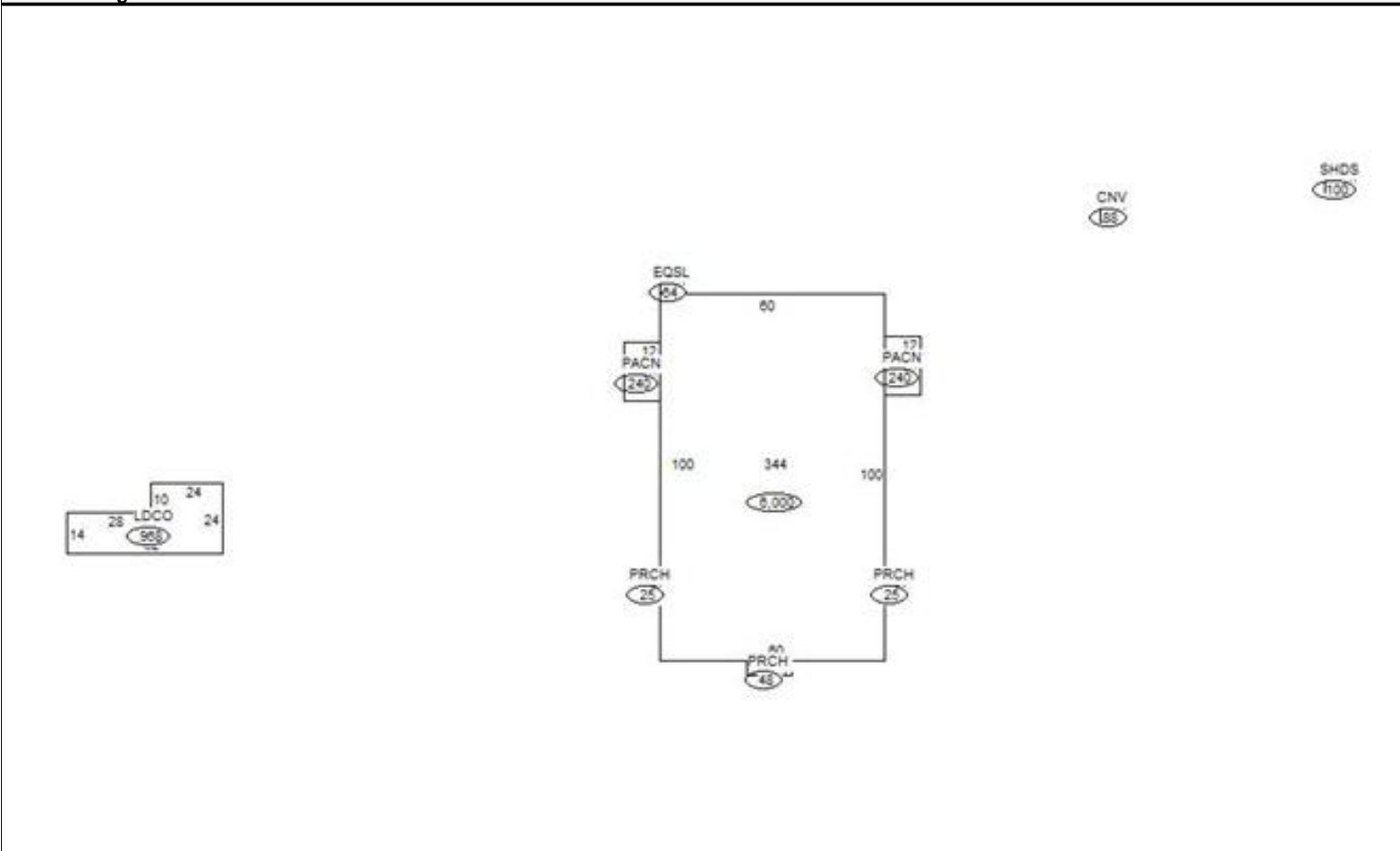
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Sketch Image

660030347



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		40	344	6,000	1.000	6,000
2	M	PRCH		40	PRCH	25	1.000	25
3	M	PRCH		40	PRCH	25	1.000	25
4	M	PRCH		40	PRCH	48	1.000	48
5	O	PACN		50	PACN	240	1.000	240
6	O	PACN		50	PACN	240	1.000	240
7	O	EQSL		50	EQSL	64	1.000	64
8	O	CNV		50	CNV	88	1.000	88
9	O	SHDS		50	SHDS	100	1.000	100
10	O	LDCO		50	LDCO	968	1.000	968
<b>Total Building Area</b>						<b>6,000</b>		<b>6,000</b>





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		10x10x6	Concrete	Formed Metal	100
<b>Qual</b>	2	<b>Cond</b> 2	<b>Year</b> 2000	<b>Eff Age</b> 26		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.36 x 100)				2,136	1,495	641
PACN	Paving - Concrete		12x20x0	Concrete		240
<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 (5.93 x 240)				1,423	1,138	285
PACN	Paving - Concrete		12x20x0	Concrete		240
<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 (5.93 x 240)				1,423	1,138	285
EQSL	Equipment Shelter		8x8x0	Concrete	Formed Metal	64
<b>Qual</b>	5	<b>Cond</b> 4	<b>Year</b> 1982	<b>Eff Age</b> 26		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (34.63 x 64)				2,216	1,197	1,019
CNV	Cellar No Value		8x11x0	Concrete		88
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1982	<b>Eff Age</b>		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (0.00 x 88)						
LDCO	Loading Dock - Open		0x0x0	Concrete		968
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1982	<b>Eff Age</b> 33		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (18.42 x 968)				17,831	9,985	7,846
<b>Total Site Improvement Value</b>						<b>10,076</b>