



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:09:32
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030359 Parcel ID 20N14E-35-3-00000-000-0000 Cadastral ID 35-20-14-10800 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 1 - CATOOSA OT Name ID 254863 MELTON TRUCK LINES INC ATTN: MARIANNA WATASHE 808 N 161ST E AVE TULSA OK 74116-0000																																																																																																																									
Parcel Location Situs 00808 N 161ST E AVE Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 35 / 20 / 14 / 3 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.16733560 -95.79673806 BEG: 356.8' N SW/C, NLY 0-3 W ALG SE/L 1137.67' TO POB, NLY 0-3 W ALG SEC/L 484.25'; N 89-55 E 449.77' 0-3 E 484.25' S 89-55 W 449.77' TO POB					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>R17 1842</td> <td>R17-REMODEL (COM) R5 FOR IMPROVEMENTS</td> <td>02/2016 02/2003</td> <td>01/2019 06/2011</td> <td>1,670,324</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R17 1842	R17-REMODEL (COM) R5 FOR IMPROVEMENTS	02/2016 02/2003	01/2019 06/2011	1,670,324																																																																																																						
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 Time 21:09:32
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	151155		
Non-Ag Acres	4.868		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	212,029.00 x .57 = 119,948		
Factor Value	0		
Adjustments	500%		
Lot Value	599,740		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	980886
Total Building Area	1,680	Image Date	11/4/2021
Total Base Value	230,933	Name	IMG_0014.JPG
Modifier Value		Description	V22
Misc Improvements	1,646		
Replacement Cost New	232,579		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	195,366		
Economic Depreciation			
RCNLD (All Sources)	195,366		
Depreciated Improvements			
Outbuilding Value	45,233		
Total Improvement Value	240,599		
Land Value	599,740		
Cost Approach Value	840,339 500.20/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	45,233
Miscellaneous Income		Land Value	599,740
Effective Gross Income (EGI)		Total Appraised Value	840,339 500.20/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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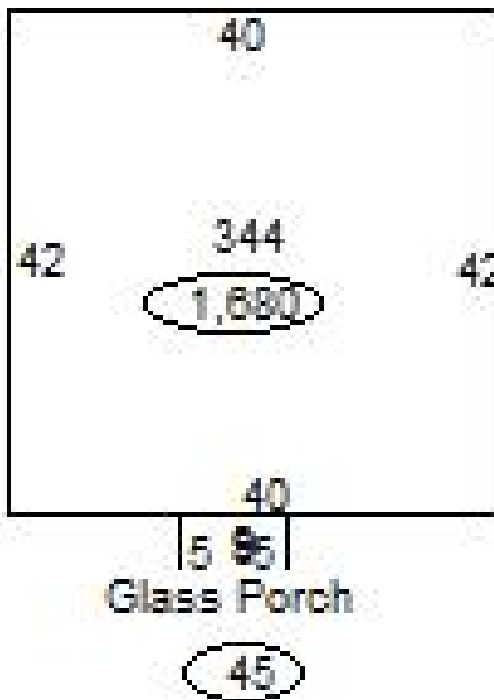
Date 04/16/2026

Time 21:09:32

Page 3

Sketch Image

660030359



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		40	344	1,680	1.000	1,680
2	M	EPKG		40	Glass Porch	45	1.000	45
Total Building Area						1,680		1,680



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 Page 4

Account	660030359	Tax Area Code	1
Parcel ID	20N14E-35-3-00000-000-0000	Property Class	UC
Cadastral ID	35-20-14-10800	Owners Name	MELTON TRUCK LINES INC

Building Data	Building Image
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Building ID	331
Building Sequence	1
Occupancy 1	344 Office Building 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	1,680
Average Perimeter	164
Number Of Storys	1.00
Average Wall Ht	10.00
Year Built	2000
Effective Age	13
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	2 - Fair
Condition	3 - Average
Exterior Wall	88 - Stud Metal Siding
Heating/Cooling	7 - Package Unit
Roof Type	Gable
Roof Cover	Metal
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

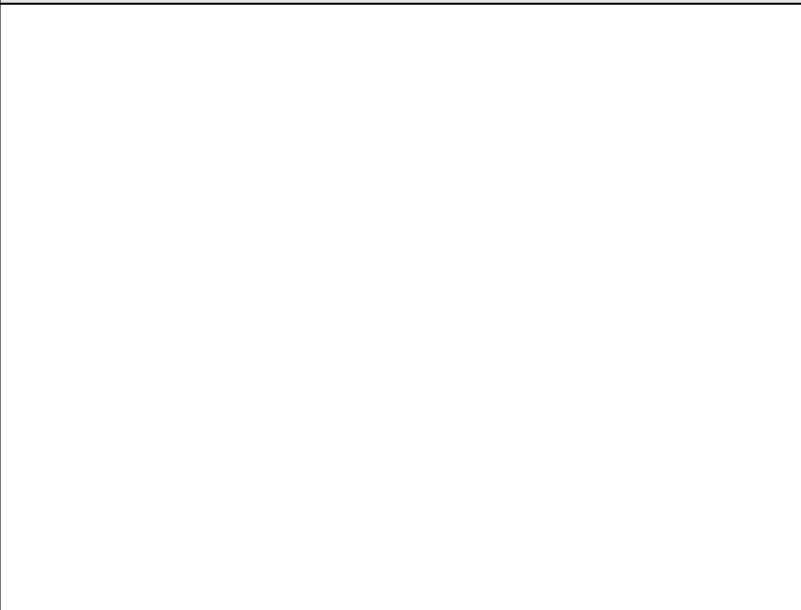


Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone	3
Zone Description	
Base Cost	85.92
Wall Cost	33.56
HVAC Cost	17.98
Basement Cost	0.00
Total Base Cost	137.46
Total Area	1,680
Base RCN	230,933
Misc Impr Value	1,646

Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	232,579
Physical Depreciation	16%
Functional Depreciation	
Total Depreciation	16% (37,213)
Total RCNLD	195,366
Lump Sums	
Total Building Value	195,366 \$ 116.29 Per SqFt

Miscellaneous Improvements							
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Code	Description	Year	Size	Units	Unit Cost	Depr	Value
EPKG	Enclosed Porch - Kneewall Glass		9x5	45	36.57		1,646
Total Misc Improvement							1,646



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Page 5

660030359

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		11,907
	Qual 4	Cond 4	Year 2000	Eff Age 10		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.42 x 11,907)		40,722	32,170	8,552

	PACN	Paving - Concrete	0x0x0	Concrete		15,398
	Qual 4	Cond 4	Year 2000	Eff Age 10		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 15,398)		85,305	48,624	36,681

Total Site Improvement Value 45,233