



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:26:58
 Page 1

Assessment Data					Primary Image				
Account	660030363								
Parcel ID	20N14E-35-3-00000-000-0000								
Cadastral ID	35-20-14-11200								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	305404								
POWERS SW PLAINS LLC									
14214 SE 77TH ST NEWCASTLE WA 98059-0000									
Parcel Location									
Situs	16525 E SKELLY DR								
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: 36.16414764 -95.79345136									
TR IN S2 SW, BEG: SW/C; N 356. 80' E ALG N ROW/L I-44 939. 77', N 419.15' E 500', S 532. 87', NWLY ALG N/L I-44 TO POB LESS O.03 AC TO STATE LESS TR BEG SW/C S2 SW, N 356.8', E ALG HWY ROW 939 77', N 50' TO POB, E 17.5', N 78-36 E 91.8' W 107.20' S 20' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
CV24	CV24- NEW CONSTRUCTION	11/2023							
2016 3541	R17-WASTE WATER UPGRADE	05/2016	01/2019	146,780					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2190/28	POWERS, ALBERT H	08/23/2011	0	4					
2126/144	CUMMINS SOUTHERN PLAINS-LLC	09/10/2010	1,564,500	YES					
996/468	CUMMINS DIESEL & SALES CORP	07/26/1995	191,167	No					
899/416	CUMMINS DIESEL & SALES CORP	01/23/1992	816,305	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2011	Land Value	505,352	505,352	11%	55,589	Assessed	110,110 11,744.33	
Year Frozen	0	Improvements	495,648	495,648		54,521	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	1,001,000	1,001,000		110,110	Total Taxable	110,110 11,744.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660030363	POWERS SW PLAINS LLC	1	1,001,000	0	110,110	11,744.00		
2024	2024-660030363	POWERS SW PLAINS LLC	1	1,001,000	0	110,110	11,616.00		
2023	2023-660030363	POWERS SW PLAINS LLC	1	1,001,000	0	110,110	11,301.00		
2022	2022-660030363	POWERS SW PLAINS LLC	1	1,001,000	0	110,110	11,053.00		
2021	2021-660030363	POWERS SW PLAINS LLC	1	982,834	0	108,112	9,512.00		
2020	2020-660030363	POWERS SW PLAINS LLC	1	982,834	0	108,112	9,575.00		
2019	2019-660030363	POWERS SW PLAINS LLC	1	982,834	0	108,112	9,708.00		
2018	2018-660030363	POWERS SW PLAINS LLC	1	1,120,000	0	123,200	10,997.00		
2017	2017-660030363	POWERS SW PLAINS LLC	1	1,120,000	0	123,200	11,125.00		
2016	2016-660030363	POWERS SW PLAINS LLC	1	1,620,286	0	153,595	13,661.00		
2015	2015-660030363	POWERS SW PLAINS LLC	1	1,329,825	0	146,281	13,075.00		
2014	2014-660030363	POWERS SW PLAINS LLC	1	1,329,825	0	146,281	13,233.00		
2013	2013-660030363	POWERS SW PLAINS LLC	1	1,329,825	0	146,281	13,093.00		



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Date 04/18/2026
 Time 07:26:58
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	5		
Non-Ag Acres	5.401		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	235,279.00 x .54 = 126,338		
Factor Value	0		
Adjustments	400%		
Lot Value	505,352		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	877621
Total Building Area	23,047	Image Date	9/5/2018
Total Base Value	2,452,344	Name	IMG_3012.JPG
Modifier Value		Description	REVAL 2018
Misc Improvements	18,673		
Replacement Cost New	2,471,017		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,951,950		
Economic Depreciation			
RCNLD (All Sources)	1,951,950		
Depreciated Improvements			
Outbuilding Value	287,035		
Total Improvement Value	2,238,985		
Land Value	505,352		
Cost Approach Value	2,744,337 119.08/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Correlated Value
Vacancy & Collection Loss		Total Improvement Value	287,035
Miscellaneous Income		Land Value	505,352
Effective Gross Income (EGI)		Total Appraised Value	1,001,000 43.43/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Date 04/18/2026
 Time 07:26:58
 Page 6

Account	660030363	Tax Area Code	1
Parcel ID	20N14E-35-3-00000-000-0000	Property Class	UC
Cadastral ID	35-20-14-11200	Owners Name	POWERS SW PLAINS LLC

Building Data	Building Image
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<p>Building ID 1741 Building Sequence 3 Occupancy 1 406 Storage Warehouse 100% Occupancy 2 Occupancy 3 Total Floor Area 4,368 Average Perimeter 268 Number Of Storys 1.00 Average Wall Ht 14.00 Year Built 1996 Effective Age 15 Construction Class 4 - Reinforced Masonry Walls, Metal Joists Quality 2 - Fair Condition 3 - Average Exterior Wall 12 - Concrete Block Heating/Cooling 8 - Warmed and Cooled Air Roof Type Flat Roof Cover Rubber</p> <p>Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2</p>	<p>Image Information</p> <p>Image Name Image Date Image Name Description</p>
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Cost Calculations	
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<p>Appraisal Zone 3 Zone Description Base Cost 51.40 Wall Cost 32.79 HVAC Cost 11.92 Basement Cost 0.00 Total Base Cost 96.11 Total Area 4,368 Base RCN 419,808 Misc Impr Value 479</p>	<p>Manual Date 01/2025 Base Year 2026 Modifier Value Total Replacement Cost 420,287 Physical Depreciation 20% Functional Depreciation Total Depreciation 20% (84,057) Total RCNLD 336,230 Lump Sums Total Building Value 336,230 \$ 76.98 Per SqFt</p>
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Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value

ASC	Awing/Shelter/Carport		14x8	112	4.28		479
Total Misc Improvement							479



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Date 04/18/2026

Time 07:26:58

Page 7

660030363

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		157,092
	Qual 4	Cond 4	Year 1996	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.54 x 157,092)			870,290	600,500		269,790
LDCO		Loading Dock - Open	40x40x0	Concrete		1,600
	Qual 3	Cond 3	Year 1996	Eff Age 23		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (18.42 x 1,600)			29,472	13,262		16,210
EXLT		Exterior Lighting	0x0x0			4
	Qual 3	Cond 3	Year 1996	Eff Age 15		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1,293.60 x 4)			5,174	4,139		1,035
Total Site Improvement Value						287,035