



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:08:31
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Assessment Data					Primary Image																																																																																																																				
Account 660030410 Parcel ID 20N15E-35-3-00000-000-0000 Cadastral ID 35-20-15-04310 Property Type REAL - Real Property Property Class RC VI Area 3 Tax Area 22 - CATOOSA / FAIR OAKS FD Name ID 272705 OGDEN & HARGRAVE LLC 26005 E ADMIRAL CATOOSA OK 74015-0000 Parcel Location Situs 08127 E 590 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 35 / 20 / 15 / 3 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS					<p>660030410 11/06/25</p> <p>660030410_002.JPG 1/13/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.16311131 -95.68766280 TR IN SE SW SW, BEG 335.61' W OF SE/C SW SW, N 518.82', W 169.53' S 511.92', E 169.40' TO POB																																																																																																																									
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	2		
Non-Ag Acres	1.979		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	86,216.00 x .88 = 75,778		
Factor Value	0		
Adjustments			
Lot Value	75,778		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1132759
Total Building Area	25,375	Image Date	1/13/2026
Total Base Value	2,107,335	Name	002.JPG
Modifier Value		Description	660030410_002.JPG
Misc Improvements	60,833		
Replacement Cost New	2,168,168		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,830,329		
Economic Depreciation			
RCNLD (All Sources)	1,830,329		
Depreciated Improvements			
Outbuilding Value	31,301		
Total Improvement Value	1,861,630		
Land Value	75,778		
Cost Approach Value	1,937,408 76.35/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	31,301
Miscellaneous Income		Land Value	75,778
Effective Gross Income (EGI)		Total Appraised Value	1,937,408 76.35/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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Account	660030410	Tax Area Code	22
Parcel ID	20N15E-35-3-00000-000-0000	Property Class	RC
Cadastral ID	35-20-15-04310	Owners Name	OGDEN & HARGRAVE LLC

Building Data	Building Image
Building ID 1045 Building Sequence 1 Occupancy 1 344 Office Building 100% Occupancy 2 Occupancy 3 Total Floor Area 2,500 Average Perimeter 200 Number Of Storys 1.00 Average Wall Ht 12.00 Year Built 1989 Effective Age 19 Construction Class 7 - Pre-Engineered Steel Frame Quality 1.5 - Low Condition 3 - Average Exterior Wall 116 - Single Metal on Steel Frame Heating/Cooling 10 - Complete 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	
	Image Information
	Image Name Image Date Image Name Description

Cost Calculations	
Appraisal Zone 3	Manual Date 01/2025
Zone Description	Base Year 2026
Base Cost 77.03	Modifier Value
Wall Cost 17.83	Total Replacement Cost 339,273
HVAC Cost 23.70	Physical Depreciation 28%
Basement Cost 0.00	Functional Depreciation
Total Base Cost 118.56	Total Depreciation 28% (94,996)
Total Area 2,500	Total RCNLD 244,277
Base RCN 296,400	Lump Sums
Misc Impr Value 42,873	Total Building Value 244,277 \$ 97.71 Per SqFt

Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall		22x20	440	62.38		27,447
PATC	Patio - Covered		25x22	550	12.71		6,991
PRCH	Porch		350	350	24.10		8,435
Total Misc Improvement							42,873



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Parcel ID	20N15E-35-3-00000-000-0000	Property Class	RC
Cadastral ID	35-20-15-04310	Owners Name	OGDEN & HARGRAVE LLC

Building Data	Building Image
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Building ID	1046
Building Sequence	2
Occupancy 1	406 Storage Warehouse 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	16,500
Average Perimeter	670
Number Of Storys	1.00
Average Wall Ht	16.00
Year Built	1990
Effective Age	7
Construction Class	7 - Pre-Engineered Steel Frame
Quality	3 - Average
Condition	3 - Average
Exterior Wall	116 - Single Metal on Steel Frame
Heating/Cooling	10 - Complete 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	

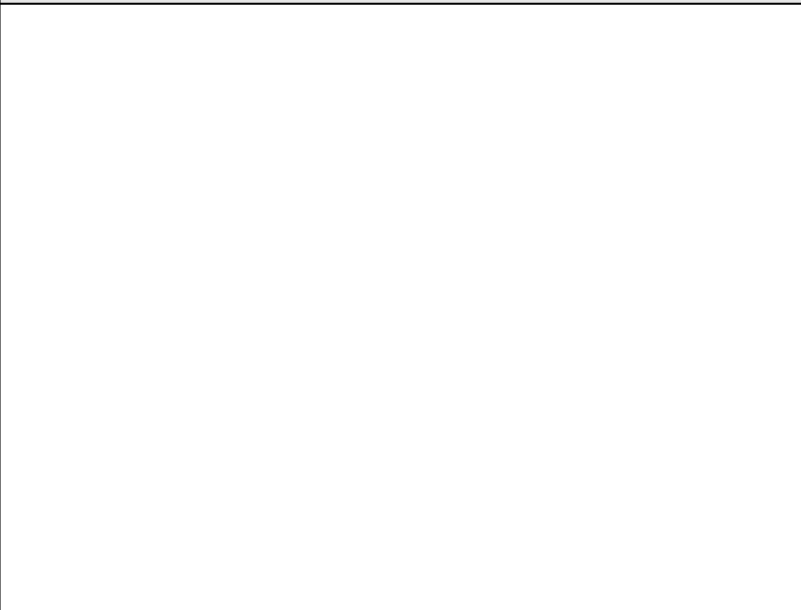


Image Information

Image Name	
Image Date	
Image Name	
Description	

Cost Calculations

Appraisal Zone	3
Zone Description	
Base Cost	48.34
Wall Cost	13.62
HVAC Cost	22.85
Basement Cost	0.00
Total Base Cost	84.81
Total Area	16,500
Base RCN	1,399,365
Misc Impr Value	4,268

Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	1,403,633
Physical Depreciation	7%
Functional Depreciation	
Total Depreciation	7% (98,254)
Total RCNLD	1,305,379
Lump Sums	
Total Building Value	1,305,379 \$ 79.11 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		4x4	16	44.70		715
PRCH	Porch		4x4	16	44.70		715
PRCH	Porch		8x4	32	44.35		1,419
PRCH	Porch		8x4	32	44.35		1,419
Total Misc Improvement							4,268



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		2,420
Qual	3	Cond 3	Year 1995	Eff Age 16		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.53 x 2,420)				10,963	8,770	2,193
LDCO		Loading Dock - Open	14x50x0	Concrete		700
Qual	3	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (18.42 x 700)				12,894	6,576	6,318
LDCO		Loading Dock - Open	14x50x0	Concrete		700
Qual	3	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (18.42 x 700)				12,894	6,576	6,318
LDCO		Loading Dock - Open	14x50x0	Concrete		700
Qual	3	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (18.42 x 700)				12,894	6,576	6,318
LDCO		Loading Dock - Open	25x45x0	Concrete		1,125
Qual	3	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (18.42 x 1,125)				20,723	10,569	10,154
Total Site Improvement Value						31,301