



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:05:15  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660030431 <b>Parcel ID</b> 000000-00-0-00597-002-0008 <b>Cadastral ID</b> 35-20-15-05210 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RCP VI Area 3 <b>Tax Area</b> 22 - CATOOSA / FAIR OAKS FD <b>Name ID</b> 272004 COMMERCIAL SOUND & INSTALLATION OF OK INC DEBRA SUE GOUGLER 8455 E 590 RD CATOOSA OK 74015-5616																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 08455 E 590 RD <b>Subdivision</b> PLAINVIEW <b>Lot/Block</b> 0008 / 0002 <b>Parcel Size</b> .67 - Lots <b>Sec/Twn/Rng</b> 35 / 20 / 15 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.16287280 -95.68229649 LOT 8 LESS W 35.53' & LESS E 100', & LESS TH PT ACQUIRED BY STATE OF OK BLOCK 2 PLAINVIEW AKA 26425 ADMIRAL BLVD					<b>Building Permits</b> <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>R2007-10-1</td> <td>NEW 1800 SQ FT POLE BARN ADDED</td> <td>10/2007</td> <td>12/2013</td> <td>20,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2007-10-1	NEW 1800 SQ FT POLE BARN ADDED	10/2007	12/2013	20,000																																																																																																						
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Date 04/16/2026  
Time 22:05:15  
Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	19400		
Non-Ag Acres	1.006		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	43,812.00 x 1.25 = 54,576		
Factor Value	0		
Adjustments			
Lot Value	54,576		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	967371
Total Building Area	7,856	Image Date	7/13/2021
Total Base Value	550,587	Name	IMG_0025.JPG
Modifier Value		Description	V22
Misc Improvements			
Replacement Cost New	550,587		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	428,815		
Economic Depreciation			
RCNLD (All Sources)	428,815		
Depreciated Improvements			
Outbuilding Value	30,844		
Total Improvement Value	459,659		
Land Value	54,576		
Cost Approach Value	514,235 65.46/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	30,844
Miscellaneous Income		Land Value	54,576
Effective Gross Income (EGI)		Total Appraised Value	514,235 65.46/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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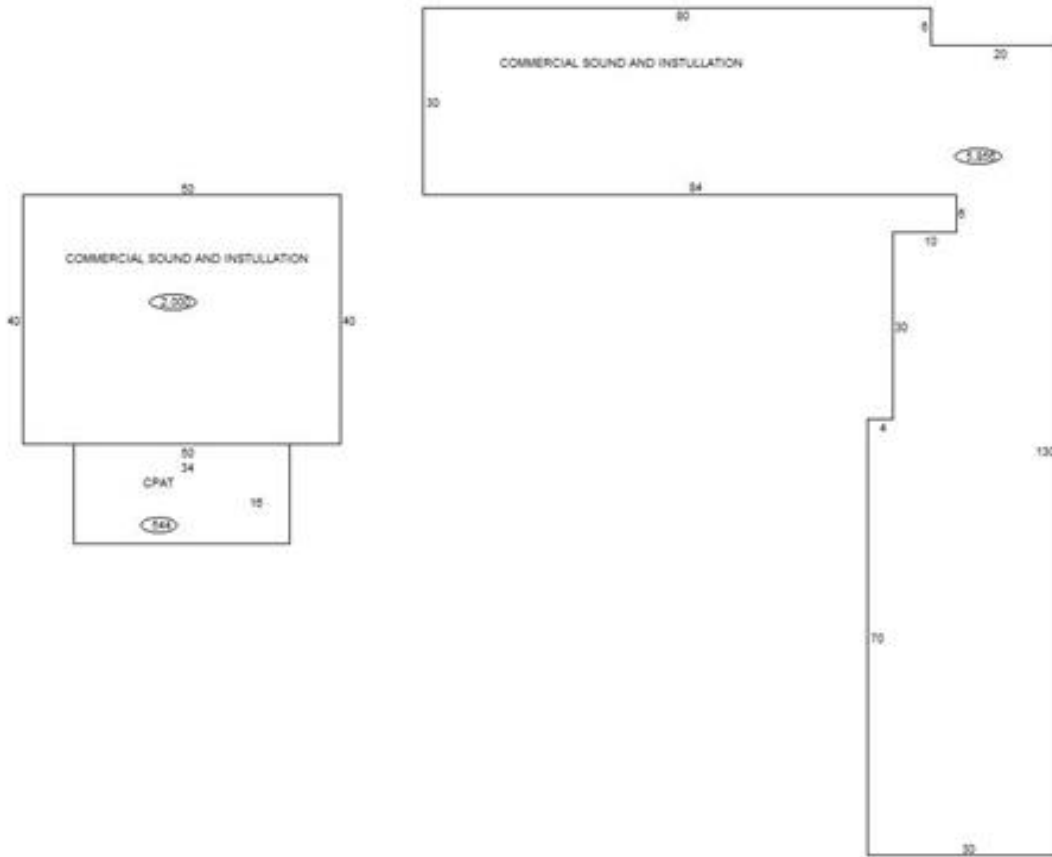
Date 04/16/2026

Time 22:05:15

Page 3

### Sketch Image

660030431



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	COMMERCIAL SOUND AND INSTULLATION	5,856	1.000	5,856
2	C	406		20	COMMERCIAL SOUND AND INSTULLATION	2,000	1.000	2,000
3	O	CPAT		20	CPAT	544	1.000	544
<b>Total Building Area</b>						<b>7,856</b>		<b>7,856</b>



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 Page 4

Account	660030431	Tax Area Code	22
Parcel ID	000000-00-0-00597-002-0008	Property Class	RCP
Cadastral ID	35-20-15-05210	Owners Name	COMMERCIAL SOUND & INSTALLATION OF

Building Data	Building Image
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<p>Building ID 2964          Building Sequence 1          Occupancy 1 406 Storage Warehouse 100%          Occupancy 2          Occupancy 3          Total Floor Area 5,856          Average Perimeter 500          Number Of Storys 1.00          Average Wall Ht 9.00          Year Built 2008          Effective Age 9          Construction Class 7 - Pre-Engineered Steel Frame          Quality 3 - Average          Condition 3 - Average          Exterior Wall 88 - Stud Metal Siding          Heating/Cooling 15 - No HVAC          Roof Type Gable          Roof Cover Metal</p> <p>Basement Area          Basement Levels          Basement Finish          Finish Code - 1          Finish Area - 1          Finish Code - 2          Finish Area - 2</p>	<p><b>Image Information</b></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 48.02          Wall Cost 16.79          HVAC Cost 0.00          Basement Cost 0.00          Total Base Cost 64.81          Total Area 5,856          Base RCN 379,527          Misc Impr Value</p>	<p>Manual Date 01/2025          Base Year 2026          Modifier Value          Total Replacement Cost 379,527          Physical Depreciation 10%          Functional Depreciation          Total Depreciation 10% (37,953)          Total RCNLD 341,574          Lump Sums          Total Building Value 341,574 \$ 58.33 Per SqFt</p>
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Building Modifiers					
Code	Description	Units - 1	Units - 2	Units - 3	Modifier Value

649	No HVAC	Area/Percent	1		
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**Total Modifier Value**



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Time 22:05:15  
Page 5

Account 660030431  
Parcel ID 000000-00-0-00597-002-0008  
Cadastral ID 35-20-15-05210

Tax Area Code 22  
Property Class RCP  
Owners Name COMMERCIAL SOUND & INSTALLATION OF

### Building Data

Building ID 1834  
Building Sequence 2  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 2,000  
Average Perimeter 180  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1985  
Effective Age 27  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 2 - Fair  
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

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.92  
Wall Cost 19.48  
HVAC Cost 17.13  
Basement Cost 0.00  
Total Base Cost 85.53  
Total Area 2,000  
Base RCN 171,060  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 171,060  
Physical Depreciation 49%  
Functional Depreciation  
Total Depreciation 49% (83,819)  
Total RCNLD 87,241  
Lump Sums  
Total Building Value 87,241 \$ 43.62 Per SqFt



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Page 6

660030431

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		11,291
	Qual 5	Cond 5	Year 2013	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.83 x 11,291)			43,245 14,271	28,974



CPAT	Carport - Attached	34x16x14	Dirt	Formed Metal	544
Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (7.16 x 544)			3,895 2,025	1,870

**Total Site Improvement Value 30,844**