



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660031356								
Parcel ID	20N16E-36-4-00000-000-0000								
Cadastral ID	36-20-16-01400								
Property Type	REAL - Real Property								
Property Class	RC	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	344662								
HEATER SPECIALISTS LLC									
PO BOX 582707									
TULSA OK 74158-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	32 - Acres						
Sec/Twn/Rng	36 / 20 / 16 / 4								
Neighborhood	5001 - TASC 2016								
School District	S005 - INOLA SCHOOLS								
V22 7/13/2021									
Legal Description Lat/Long: 36.16759328 -95.55398448									
Building Permits									
NW SE LYING S OF HWY 412 DESC BOOK 503 PAGE 339.									
Number	Description	Opened	Closed	Amount					
R10	CHANGE TO COMMERCIAL AND PUT	10/2009	01/2010						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	PARFAB INDUSTRIES INC	06/25/2024	4,860,000	WG
					1924/24	NAUTICAL INDUSTRIES LLC	12/19/2007	320,000	
					1860/372	SHRECK, SHIRLEY K	04/13/2007	216,000	11
					1508/835	SHRECK, Q P JR	08/01/2003	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2025	Land Value	422,116	422,116	11%	46,433	Assessed	263,011	21,056.66
Year Frozen	0	Improvements	2,136,964	1,968,890		216,578	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	2,559,080	2,391,006		263,011	Total Taxable	263,011	21,057.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660031356	HEATER SPECIALISTS LLC	2	2,277,149	0	250,487	20,054.00		
2024	2024-660031356	HEATER SPECIALISTS LLC	2	1,345,994	0	148,060	11,906.00		
2023	2023-660031356	PARFAB INDUSTRIES INC	2	2,368,887	0	225,037	18,124.00		
2022	2022-660031356	PARFAB INDUSTRIES INC	2	2,477,399	0	214,321	17,384.00		
2021	2021-660031356	PARFAB INDUSTRIES INC	2	1,855,592	0	204,115	16,356.00		
2020	2020-660031356	PARFAB INDUSTRIES INC	2	1,855,592	0	204,115	16,488.00		
2019	2019-660031356	PARFAB INDUSTRIES INC	2	1,855,592	0	204,115	16,864.00		
2018	2018-660031356	PARFAB INDUSTRIES INC	2	1,833,277	0	201,661	16,835.00		
2017	2017-660031356	PARFAB INDUSTRIES INC	2	1,833,277	0	201,661	16,968.00		
2016	2016-660031356	PARFAB INDUSTRIES INC	2	1,833,277	0	201,661	17,157.00		
2015	2015-660031356	PARFAB INDUSTRIES INC	2	2,637,168	0	14,862	1,290.00		
2014	2014-660031356	PARFAB INDUSTRIES INC	2	2,637,168	0	14,154	1,271.00		
2013	2013-660031356	PARFAB INDUSTRIES INC	2	122,548	0	13,480	1,135.00		



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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 32.562</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 1,418,391.00 x .30 = 422,116</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 422,116</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 53,151</p> <p>Total Base Value 3,455,091</p> <p>Modifier Value</p> <p>Misc Improvements 727</p> <p>Replacement Cost New 3,455,818</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 2,280,840</p> <p>Economic Depreciation 10%</p> <p>RCNLD (All Sources) 2,052,756</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 84,208</p> <p>Total Improvement Value 2,136,964</p> <p>Land Value 422,116</p> <p>Cost Approach Value 2,559,080 48.15/SqFt</p>	<p>Image ID 967348</p> <p>Image Date 7/13/2021</p> <p>Name IMG_0016.JPG</p> <p>Description V22</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 84,208</p> <p>Land Value 422,116</p> <p>Total Appraised Value 2,559,080 48.15/SqFt</p>



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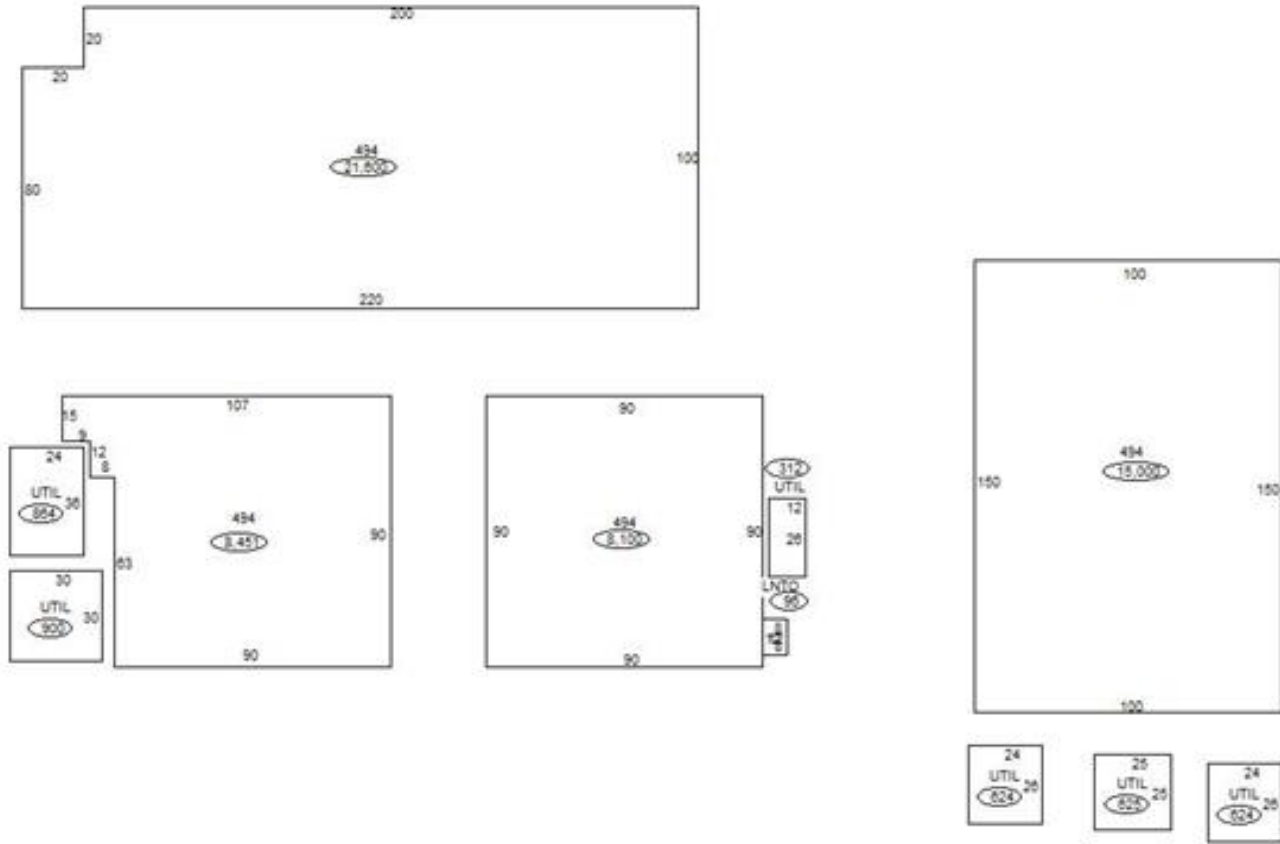
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		50	494	8,451	1.000	8,451
2	C	494		50	494	15,000	1.000	15,000
3	C	494		50	494	8,100	1.000	8,100
4	C	494		50	494	21,600	1.000	21,600
5	O	UTIL		50	UTIL	864	1.000	864
6	O	UTIL		50	UTIL	900	1.000	900
7	O	UTIL		50	UTIL	312	1.000	312
8	M	LNTD		50	LNTD	96	1.000	96
9	O	UTIL		50	UTIL	624	1.000	624
10	O	UTIL		50	UTIL	624	1.000	624
11	O	UTIL		50	UTIL	625	1.000	625
Total Building Area						53,151		53,151



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Account 660031356
Parcel ID 20N16E-36-4-00000-000-0000
Cadastral ID 36-20-16-01400

Tax Area Code 2
Property Class RC
Owners Name HEATER SPECIALISTS LLC

Building Data

Building ID 3118
Building Sequence 1
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 15,000
Average Perimeter 500
Number Of Storys 1.00
Average Wall Ht 25.00
Year Built 2005
Effective Age 18
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 31356C.JPG
Image Date 2/10/2014
Image Name 31356C.JPG
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 48.45
Wall Cost 14.39
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 62.84
Total Area 15,000
Base RCN 942,600
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 942,600
Physical Depreciation 34%
Functional Depreciation
Total Depreciation 34% (320,484)
Total RCNLD 622,116
Lump Sums
Total Building Value 622,116 \$ 41.47 Per SqFt



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Account 660031356
 Parcel ID 20N16E-36-4-00000-000-0000
 Cadastral ID 36-20-16-01400

Tax Area Code 2
 Property Class RC
 Owners Name HEATER SPECIALISTS LLC

Building Data

Building ID 3119
 Building Sequence 2
 Occupancy 1 494 Industrials, Light Mftg. 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 16,551
 Average Perimeter 754
 Number Of Storys 1.00
 Average Wall Ht 26.00
 Year Built 2005
 Effective Age 18
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 1 - Low
 Condition 1 - Low
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 15 - No HVAC
 Roof Type
 Roof Cover

Basement Area
 Basement Levels
 Basement Finish
 Finish Code - 1
 Finish Area - 1
 Finish Code - 2
 Finish Area - 2

Building Image



Image Information

Image Name 31356E.JPG
 Image Date 2/10/2014
 Image Name 31356E.JPG
 Description

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 48.28
 Wall Cost 20.43
 HVAC Cost 0.00
 Basement Cost 0.00
 Total Base Cost 68.71
 Total Area 16,551
 Base RCN 1,137,219
 Misc Impr Value 727

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 1,137,946
 Physical Depreciation 34%
 Functional Depreciation
 Total Depreciation 34% (386,902)
 Total RCNLD 751,044
 Lump Sums
 Total Building Value 751,044 \$ 45.38 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
LNT0	Lean To - Attached		12x8	96	7.57		727
Total Misc Improvement							727



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Account 660031356
Parcel ID 20N16E-36-4-00000-000-0000
Cadastral ID 36-20-16-01400

Tax Area Code 2
Property Class RC
Owners Name HEATER SPECIALISTS LLC

Building Data

Building ID 3120
Building Sequence 3
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 21,600
Average Perimeter 640
Number Of Storys 1.00
Average Wall Ht 30.00
Year Built 2005
Effective Age 18
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name 31356B.JPG
Image Date 2/10/2014
Image Name 31356B.JPG
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 48.41
Wall Cost 15.26
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 63.67
Total Area 21,600
Base RCN 1,375,272
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,375,272
Physical Depreciation 34%
Functional Depreciation
Total Depreciation 34% (467,592)
Total RCNLD 907,680
Lump Sums
Total Building Value 907,680 \$ 42.02 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		24x36x12	Concrete	Formed Metal	864
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (33.99 x 864)			29,367	10,866		18,501
UTIL	Utility Building		30x30x12	Concrete	Formed Metal	900
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (33.99 x 900)			30,591	11,319		19,272
UTIL	Utility Building		12x26x12	Concrete	Formed Metal	312
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (33.99 x 312)			10,605	3,924		6,681
UTIL	Utility Building		24x26x10	Concrete	Formed Metal	624
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (33.54 x 624)			20,929	7,744		13,185
UTIL	Utility Building		24x26x10	Concrete	Formed Metal	624
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (33.54 x 624)			20,929	7,744		13,185
UTIL	Utility Building		25x25x12	Concrete	Formed Metal	625
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (33.99 x 625)			21,244	7,860		13,384
Total Site Improvement Value						84,208