



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:08:22  
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660058235 Parcel ID 20N14E-35-3-00000-000-0000 Cadastral ID 35-20-14-08510 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 1 - CATOOSA OT Name ID 321679 TULSA STOCKYARDS INC  PO BOX 582584 TULSA OK 74158-0000  <b>Parcel Location</b> Situs 01100 N 162ND E AVE Subdivision Lot/Block / Parcel Size 1.64 - Acres Sec/Twn/Rng 35 / 20 / 14 / 3 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.16857456 -95.79570321 N 339.56', S 379.56', E 210', W 637' N2 NW SW																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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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</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p>0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 71,438.00 x .96 = 68,389</p> <p>Factor Value 0</p> <p>Adjustments 105.18%</p> <p>Lot Value 71,932</p>	
Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 71,932</p> <p>Cost Approach Value 71,932</p>	<p><b>Image Information</b></p> <p>Image ID 877425</p> <p>Image Date 9/4/2018</p> <p>Name IMG_2990.JPG</p> <p>Description REVAL 2018</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 71,932</p> <p>Total Appraised Value 71,932</p>