



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:08:47
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660067290 Parcel ID 20N14E-35-1-00000-000-0000 Cadastral ID 35-20-14-02910 Property Type REAL - Real Property Property Class UC VI Area 3 Tax Area 1 - CATOOSA OT Name ID 342227 ARBORSTONE STORAGE CATOOSA II LLC 15310 S MEMORIAL DR BIXBY OK 74008-0000 Parcel Location Situs 01470 N 171ST E AVE Subdivision Lot/Block / Parcel Size 1.45 - Acres Sec/Twn/Rng 35 / 20 / 14 / 1 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description N 192' E 329' E2 NW NW NE Lat/Long: 36.17678464 -95.78681226																																																																																																																									
Building Permits					<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>2016 3719</td> <td>R17-NEW 4000 SQ FT EXPANSION</td> <td>11/2016</td> <td>01/2019</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2016 3719	R17-NEW 4000 SQ FT EXPANSION	11/2016	01/2019	90,000																																																																																																						
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Date 04/16/2026
 Time 21:08:48
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	34767		
Non-Ag Acres	1.449		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	63,128.00 x .88 = 55,301		
Factor Value	0		
Adjustments	136.53%		
Lot Value	75,502		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	961077
Total Building Area	15,450	Image Date	6/3/2021
Total Base Value	936,198	Name	IMG_0047.JPG
Modifier Value		Description	REVAL 2021
Misc Improvements			
Replacement Cost New	936,198		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	725,290		
Economic Depreciation			
RCNLD (All Sources)	725,290		
Depreciated Improvements			
Outbuilding Value	35,330		
Total Improvement Value	760,620		
Land Value	75,502		
Cost Approach Value	836,122	54.12/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	35,330
Miscellaneous Income		Land Value	75,502
Effective Gross Income (EGI)		Total Appraised Value	836,122
Total Expenses			54.12/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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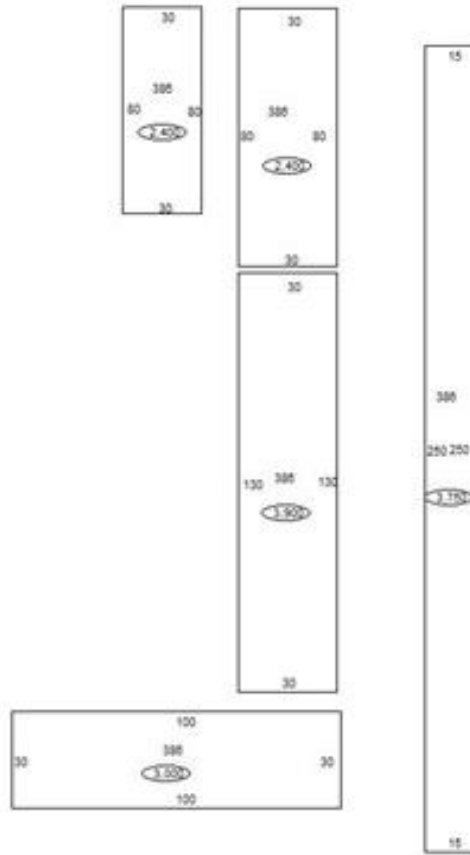
Date 04/16/2026

Time 21:08:48

Page 3

Sketch Image

660067290



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	386		40	386	2,400	1.000	2,400
2	C	386		50	386	2,400	1.000	2,400
3	C	386		40	386	3,900	1.000	3,900
4	C	386		40	386	3,000	1.000	3,000
5	C	386		40	386	3,750	1.000	3,750
Total Building Area						15,450		15,450



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Page 4

Account 660067290
Parcel ID 20N14E-35-1-00000-000-0000
Cadastral ID 35-20-14-02910

Tax Area Code 1
Property Class UC
Owners Name ARBORSTONE STORAGE CATOOSA II LLC

Building Data

Building ID 4308
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,900
Average Perimeter 320
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2017
Effective Age 6
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 15 - No HVAC
Roof Type Shed
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 42.66
Wall Cost 14.92
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 57.58
Total Area 3,900
Base RCN 224,562
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 224,562
Physical Depreciation 11%
Functional Depreciation
Total Depreciation 11% (24,702)
Total RCNLD 199,860
Lump Sums
Total Building Value 199,860 \$ 51.25 Per SqFt



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Time 21:08:48
Page 5

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Cadastral ID 35-20-14-02910

Tax Area Code 1
Property Class UC
Owners Name ARBORSTONE STORAGE CATOOSA II LLC

Building Data

Building ID 4309
Building Sequence 2
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,000
Average Perimeter 260
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2017
Effective Age 6
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 15 - No HVAC
Roof Type Shed
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 42.58
Wall Cost 15.76
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 58.34
Total Area 3,000
Base RCN 175,020
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 175,020
Physical Depreciation 11%
Functional Depreciation
Total Depreciation 11% (19,252)
Total RCNLD 155,768
Lump Sums
Total Building Value 155,768 \$ 51.92 Per SqFt



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Page 6

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Cadastral ID 35-20-14-02910

Tax Area Code 1
Property Class UC
Owners Name ARBORSTONE STORAGE CATOOSA II LLC

Building Data

Building ID 4310
Building Sequence 3
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,750
Average Perimeter 530
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2017
Effective Age 6
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 15 - No HVAC
Roof Type Shed
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 41.66
Wall Cost 25.70
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 67.36
Total Area 3,750
Base RCN 252,600
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 252,600
Physical Depreciation 11%
Functional Depreciation
Total Depreciation 11% (27,786)
Total RCNLD 224,814
Lump Sums
Total Building Value 224,814 \$ 59.95 Per SqFt



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Page 7

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Cadastral ID 35-20-14-02910

Tax Area Code 1
Property Class UC
Owners Name ARBORSTONE STORAGE CATOOSA II LLC

Building Data

Building ID 359
Building Sequence 4
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,800
Average Perimeter 440
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 1997
Effective Age 19
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 15 - No 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

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.50
Wall Cost 16.67
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 59.17
Total Area 4,800
Base RCN 284,016
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 284,016
Physical Depreciation 49%
Functional Depreciation
Total Depreciation 49% (139,168)
Total RCNLD 144,848
Lump Sums
Total Building Value 144,848 \$ 30.18 Per SqFt



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Page 8

660067290

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		8,679
	Qual 4	Cond 4	Year 2024	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.50 x 8,679)			30,377	2,430		27,947
PACN	Paving - Concrete	0x0x0	Concrete		1,388	
Qual 4	Cond 4	Year 2022	Eff Age 2			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (5.91 x 1,388)			8,203	820		7,383
Total Site Improvement Value						35,330