



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
<b>Account</b> 660069484 <b>Parcel ID</b> 000000-00-0-00291-002-0007 <b>Cadastral ID</b> 26-20-14-04100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UCP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 306630 ROADAPPLE PROPERTIES LLC  PO BOX 279 CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 01661 N 166TH E AVE <b>Subdivision</b> EASTPARK SECOND AMD <b>Lot/Block</b> 0007 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 26 / 20 / 14 / 5 <b>Neighborhood</b> 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL <b>School District</b> S002 - CATOOSA SCHOOLS																																																																					
<b>Legal Description</b> Lot/Long: 36.17939214 -95.79164922 LOT 7 BLOCK 2 EASTPARK SECOND AMENDED																																																																					
<b>Exemptions</b>					<b>Building Permits</b>																																																																
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																														
2025	2025-660069484	ROADAPPLE PROPERTIES LLC	1	697,097	0	60,303	6,432.00																																																														
2024	2024-660069484	ROADAPPLE PROPERTIES LLC	1	529,937	0	57,431	6,058.00																																																														
2023	2023-660069484	ROADAPPLE PROPERTIES LLC	1	742,781	0	54,696	5,613.00																																																														
2022	2022-660069484	ROADAPPLE PROPERTIES LLC	1	699,588	0	52,092	5,229.00																																																														
2021	2021-660069484	ROADAPPLE PROPERTIES LLC	1	451,012	0	49,611	4,365.00																																																														
2020	2020-660069484	ROADAPPLE PROPERTIES LLC	1	451,012	0	49,611	4,394.00																																																														
2019	2019-660069484	ROADAPPLE PROPERTIES LLC	1	459,398	0	48,032	4,313.00																																																														
2018	2018-660069484	ROADAPPLE PROPERTIES LLC	1	432,411	0	45,745	4,083.00																																																														
2017	2017-660069484	ROADAPPLE PROPERTIES LLC	1	432,411	0	43,567	3,934.00																																																														
2016	2016-660069484	ROADAPPLE PROPERTIES LLC	1	432,411	0	41,492	3,690.00																																																														
2015	2015-660069484	ROADAPPLE PROPERTIES LLC	1	359,240	0	39,516	3,532.00																																																														
2014	2014-660069484	ROADAPPLE PROPERTIES LLC	1	359,240	0	39,516	3,575.00																																																														
2013	2013-660069484	ROADAPPLE PROPERTIES LLC	1	359,240	0	39,516	3,537.00																																																														



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	33180		
Non-Ag Acres	0.77		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	33,545.00 x 1.00 = 33,545		
Factor Value	0		
Adjustments			
Lot Value	33,545		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	966149
Total Building Area	12,000	Image Date	7/1/2021
Total Base Value	746,760	Name	IMG_0009.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements			
Replacement Cost New	746,760		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	664,616		
Economic Depreciation			
RCNLD (All Sources)	664,616		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	664,616		
Land Value	33,545		
Cost Approach Value	698,161 58.18/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	33,545
Effective Gross Income (EGI)		Total Appraised Value	698,161 58.18/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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### Sketch Image

660069484



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	1-1 1St 0	12,000	1.000	12,000
<b>Total Building Area</b>						12,000		12,000



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Account 660069484  
Parcel ID 000000-00-0-00291-002-0007  
Cadastral ID 26-20-14-04100

Tax Area Code 1  
Property Class UCP  
Owners Name ROADAPPLE PROPERTIES LLC

### Building Data

Building ID 2248  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 12,000  
Average Perimeter 440  
Number Of Storys 1.00  
Average Wall Ht 18.00  
Year Built 2006  
Effective Age 10  
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  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.47  
Wall Cost 13.76  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 62.23  
Total Area 12,000  
Base RCN 746,760  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 746,760  
Physical Depreciation 11%  
Functional Depreciation  
Total Depreciation 11% (82,144)  
Total RCNLD 664,616  
Lump Sums  
Total Building Value 664,616 \$ 55.38 Per SqFt