



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:38:48  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660071809 <b>Parcel ID</b> 000000-00-0-00953-001-0004 <b>Cadastral ID</b> 19-20-15-09150 <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> 298276 ARD PROPERTIES LLC  PO BOX 130 HYDRO OK 73048-0000  <b>Parcel Location</b> <b>Situs</b> 02760 S HWY 167 <b>Subdivision</b> WOODSTONE PLAZA <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 5 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.19495152 -95.75903508 LOT 4 BLOCK 1 WOODSTONE PLAZA																																																																																																																									
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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	1			
Non-Ag Acres	1.039			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	45,270.00 x 1.22 =			55,305
Factor Value	0			
Adjustments				
Lot Value	55,305			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	955031	
Total Building Area	8,800	Image Date	4/16/2021	
Total Base Value	641,432	Name	IMG_0044.JPG	
Modifier Value		Description	REVAL 2022	
Misc Improvements	54,477			
Replacement Cost New	695,909			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	668,073			
Economic Depreciation				
RCNLD (All Sources)	668,073			
Depreciated Improvements				
Outbuilding Value				
Total Improvement Value	668,073			
Land Value	55,305			
Cost Approach Value	723,378	82.20/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value		
Miscellaneous Income		Land Value	55,305	
Effective Gross Income (EGI)		Total Appraised Value	723,378 82.20/SqFt	
Total Expenses				
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



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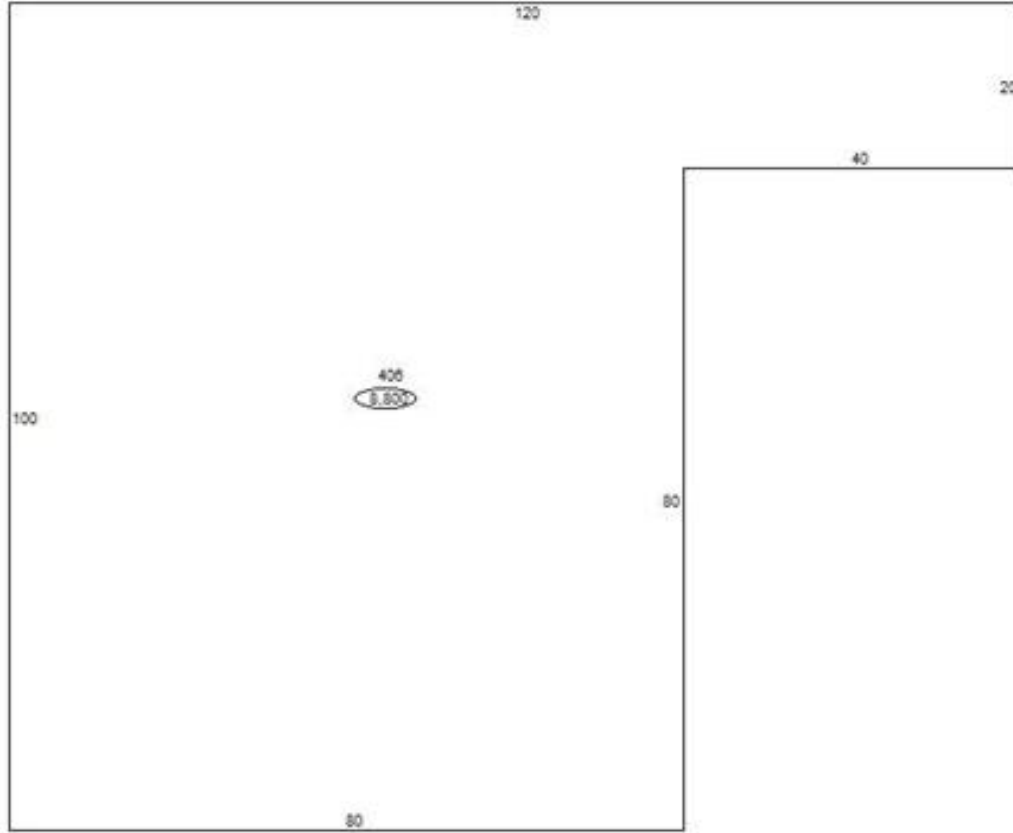
Date 04/16/2026

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### Sketch Image

660071809



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	406	8,800	1.000	8,800
<b>Total Building Area</b>						8,800		8,800



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Account 660071809  
Parcel ID 000000-00-0-00953-001-0004  
Cadastral ID 19-20-15-09150

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

### Building Data

Building ID 4327  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 8,800  
Average Perimeter 440  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2018  
Effective Age 4  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 116 - Single Metal on Steel Frame  
Heating/Cooling 8 - Warmed and Cooled Air  
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 IMG\_0044.JPG  
Image Date 4/16/2021  
Image Name IMG\_0044.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.37  
Wall Cost 10.82  
HVAC Cost 13.70  
Basement Cost 0.00  
Total Base Cost 72.89  
Total Area 8,800  
Base RCN 641,432  
Misc Impr Value 54,477

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 695,909  
Physical Depreciation 4%  
Functional Depreciation  
Total Depreciation 4% (27,836)  
Total RCNLD 668,073  
Lump Sums  
Total Building Value 668,073 \$ 75.92 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	PAVING - CONCRETE		45X85	3,825	4.42		16,907
PACN	PAVING - CONCRETE		68X125	8,500	4.42		37,570
<b>Total Misc Improvement</b>							<b>54,477</b>