



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:13:31
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660072653 Parcel ID 000000-00-0-20052-002-0001 Cadastral ID 27-20-14-02640 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 312012 INTEGRATED SERVICE COMPANY REAL ESTATE LLC 1890 N 161ST E AVE TULSA OK 74116-0000 Parcel Location Situs 01890 N 161ST E AVE Subdivision CUST-O-FAB ACRES Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 20 / 14 / 5 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS					<p>660072653_004.JPG 9/14/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.18114611 -95.79873457																																																																																																																									
LOT 1 BLOCK 2 CUST-0-FAB ACRES					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>C-07-11-2</td> <td>12,750 SQ FT OFFICE BLDG</td> <td>11/2007</td> <td>12/2008</td> <td>825,000</td> </tr> <tr> <td>R7</td> <td>ROLL FORWARD '07</td> <td>08/2006</td> <td>02/2007</td> <td></td> </tr> <tr> <td>8566</td> <td>ROLL FORWARD '05</td> <td>03/2004</td> <td>01/2005</td> <td>600,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	C-07-11-2	12,750 SQ FT OFFICE BLDG	11/2007	12/2008	825,000	R7	ROLL FORWARD '07	08/2006	02/2007		8566	ROLL FORWARD '05	03/2004	01/2005	600,000																																																																																												
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	4.23		
Non-Ag Acres	2.174		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY 0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	94,691.00 x .77 = 72,876		
Factor Value	0		
Adjustments			
Lot Value	72,876		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1089417
Total Building Area	12,750	Image Date	9/14/2025
Total Base Value	1,811,265	Name	004.JPG
Modifier Value		Description	660072653_004.JPG
Misc Improvements	47,548		
Replacement Cost New	1,858,813		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,765,872		
Economic Depreciation			
RCNLD (All Sources)	1,765,872		
Depreciated Improvements			
Outbuilding Value	70,552		
Total Improvement Value	1,836,424		
Land Value	72,876		
Cost Approach Value	1,909,300 149.75/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	70,552
Miscellaneous Income		Land Value	72,876
Effective Gross Income (EGI)		Total Appraised Value	1,909,300 149.75/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		

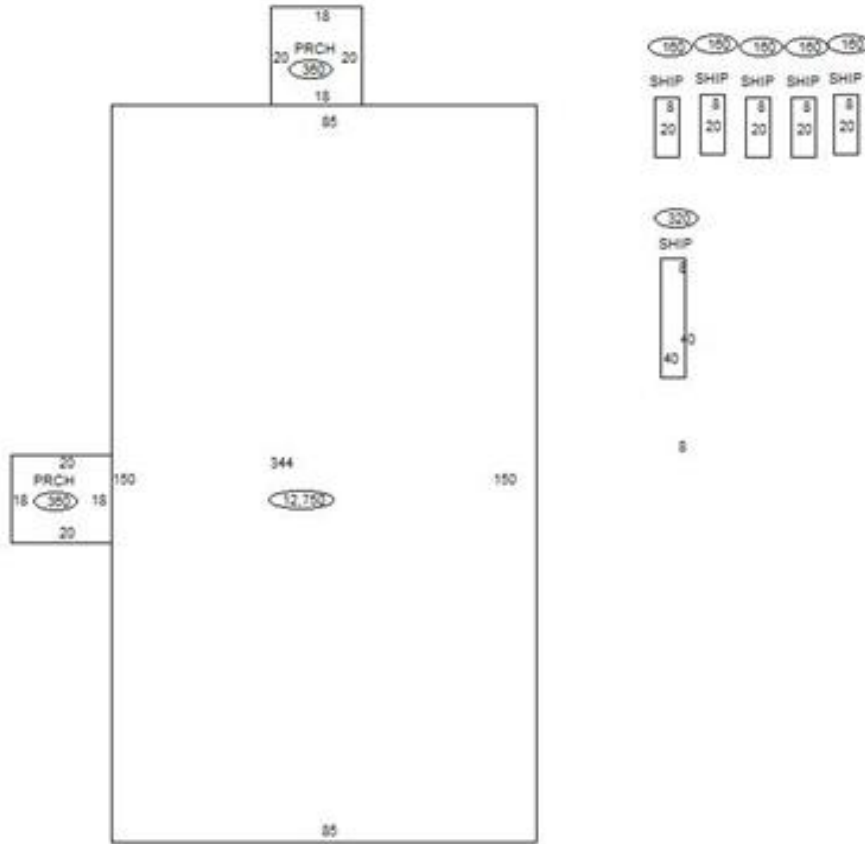


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Sketch Image

660072653



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	344		30	344	12,750	1.000	12,750
2	M	PRCH		30	PRCH	360	1.000	360
3	M	PRCH		30	PRCH	360	1.000	360
4	O	SHIP		50	SHIP	160	1.000	160
5	O	SHIP		50	SHIP	160	1.000	160
6	O	SHIP		50	SHIP	160	1.000	160
7	O	SHIP		50	SHIP	160	1.000	160
8	O	SHIP		50	SHIP	160	1.000	160
9	O	SHIP		50	SHIP	320	1.000	320
Total Building Area						12,750		12,750



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Account 660072653
Parcel ID 000000-00-0-20052-002-0001
Cadastral ID 27-20-14-02640

Tax Area Code 1
Property Class UCP
Owners Name INTEGRATED SERVICE COMPANY

Building Data

Building ID 2500
Building Sequence 1
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 12,750
Average Perimeter 470
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2008
Effective Age 7
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3.5 - Average
Condition 4 - Good
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Hip
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_0008.JPG
Image Date 11/3/2021
Image Name IMG_0008.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 99.68
Wall Cost 23.57
HVAC Cost 18.81
Basement Cost 0.00
Total Base Cost 142.06
Total Area 12,750
Base RCN 1,811,265
Misc Impr Value 47,548

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 1,858,813
Physical Depreciation 5%
Functional Depreciation
Total Depreciation 5% (92,941)
Total RCNLD 1,765,872
Lump Sums
Total Building Value 1,765,872 \$ 138.50 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		20x18	360	66.04		23,774
PRCH	Porch		20x18	360	66.04		23,774
Total Misc Improvement							47,548



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		21,652
	Qual 5	Cond 5	Year 2015	Eff Age 3		
			0			
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.80 x 21,652)			82,278	19,747		62,531
	EXLT	Exterior Lighting	0x0x0			3
	Qual 4	Cond 4	Year 2000	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1,621.27 x 3)			4,864	3,843		1,021
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual 0	Cond 0	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 160)			1,000			1,000
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual 0	Cond 0	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 160)			1,000			1,000
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual 0	Cond 0	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 160)			1,000			1,000
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual 0	Cond 0	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 160)			1,000			1,000
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual 0	Cond 0	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (6.25 x 160)			1,000			1,000



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SHIP	Shipping/Storage Container	8x20x8							320
Qual	0	Cond	0	Year	0	Eff Age	0		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)			2,000	2,000
Total Site Improvement Value				70,552