



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
Account 660072654 Parcel ID 000000-00-0-20052-002-0002 Cadastral ID 27-20-14-02650 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 01880 N 161ST E AVE Subdivision CUST-O-FAB ACRES Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 20 / 14 / 5 Neighborhood 1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL School District S002 - CATOOSA SCHOOLS																																		
Legal Description Lot/Long: 36.18111696 -95.80032651																																		
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>REVAL 2022</td> <td></td> <td></td> <td>11/3/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	REVAL 2022			11/3/2021																
Number	Description	Opened	Closed	Amount																														
REVAL 2022			11/3/2021																															
Exemptions					Sale History																													
<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 colspan="5">LOT 2 BLOCK 2 CUST-0-FAB ACRES</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	LOT 2 BLOCK 2 CUST-0-FAB ACRES					<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2394/511</td> <td>INTEGRATED SERVICE CO LLC</td> <td>04/03/2014</td> <td>0</td> <td>5</td> </tr> <tr> <td>2394/506</td> <td>INTEGRATED SERVICE CO LLC</td> <td>04/03/2014</td> <td>9,200,000</td> <td>5</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2394/511	INTEGRATED SERVICE CO LLC	04/03/2014	0	5	2394/506	INTEGRATED SERVICE CO LLC	04/03/2014	9,200,000	5
Code	Type	Active	Maximum	Exemption																														
LOT 2 BLOCK 2 CUST-0-FAB ACRES																																		
Bk/Pg	Grantor	Date	Price	Code																														
2394/511	INTEGRATED SERVICE CO LLC	04/03/2014	0	5																														
2394/506	INTEGRATED SERVICE CO LLC	04/03/2014	9,200,000	5																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																									
Remove Cap	0	Land Value	86,400	86,400	11%	9,504	Assessed	63,490	6,771.84																									
Year Frozen	0	Improvements	1,810,760	490,786		53,986	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	1,897,160	577,186		63,490	Total Taxable	63,490	6,772.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660072654	INTEGRATED SERVICE COMPANY			1	1,368,419	0	60,467	6,449.00																									
2024	2024-660072654	INTEGRATED SERVICE COMPANY			1	523,525	0	57,588	6,075.00																									
2023	2023-660072654	INTEGRATED SERVICE COMPANY			1	1,529,178	0	121,429	12,462.00																									
2022	2022-660072654	INTEGRATED SERVICE COMPANY			1	1,257,673	0	115,646	11,609.00																									
2021	2021-660072654	INTEGRATED SERVICE COMPANY			1	1,001,268	0	110,139	9,690.00																									
2020	2020-660072654	INTEGRATED SERVICE COMPANY			1	1,001,268	0	109,263	9,677.00																									
2019	2019-660072654	INTEGRATED SERVICE COMPANY			1	1,005,018	0	104,060	9,345.00																									
2018	2018-660072654	INTEGRATED SERVICE COMPANY			1	1,005,606	0	99,105	8,846.00																									
2017	2017-660072654	INTEGRATED SERVICE COMPANY			1	1,005,606	0	94,385	8,523.00																									
2016	2016-660072654	INTEGRATED SERVICE COMPANY			1	1,005,606	0	89,891	7,995.00																									
2015	2015-660072654	INTEGRATED SERVICE COMPANY			1	778,278	0	85,611	7,652.00																									
2014	2014-660072654	INTEGRATED SERVICE COMPANY			1	778,278	0	85,611	7,744.00																									
2013	2013-660072654	INTEGRATED SERVICE CO LLC			1	825,544	0	90,810	8,128.00																									



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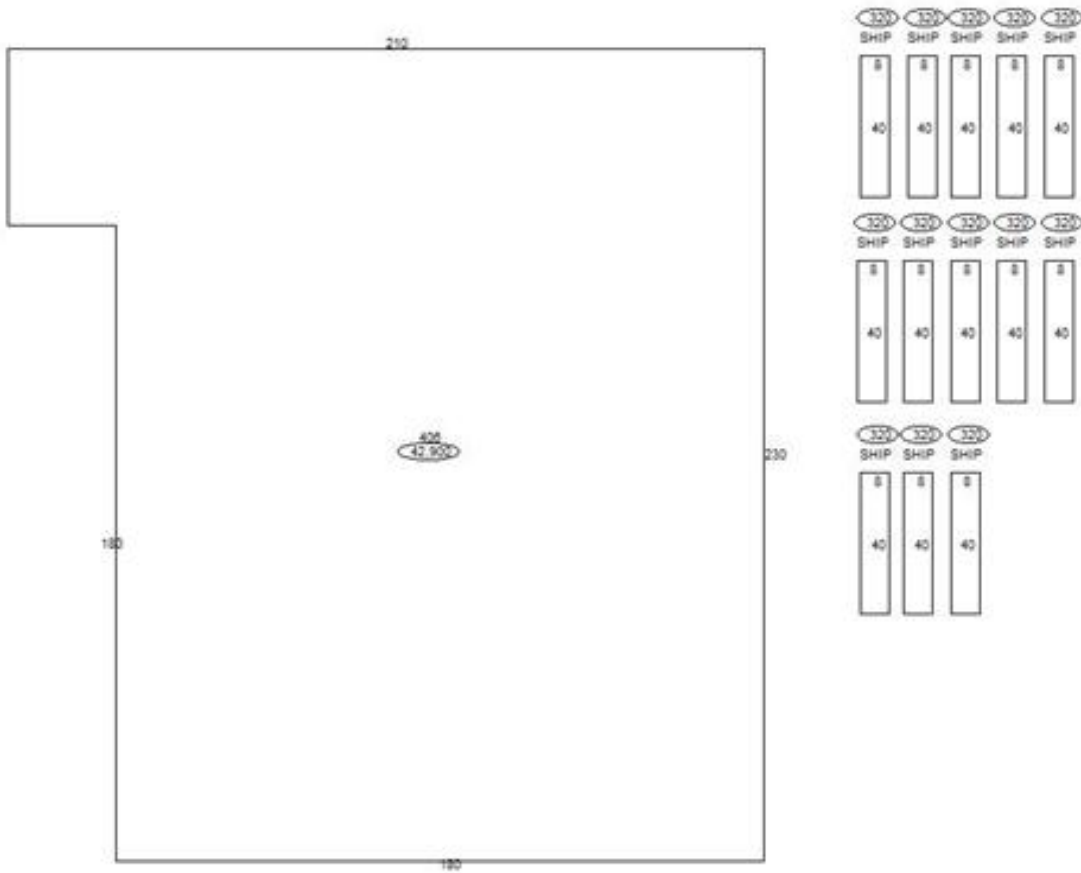
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	2.06		
Non-Ag Acres	2.913		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	0		
	0		
Value Model	1881 PINE ST INDUSTRIAL/ CATOOSA		
Value Method	Square-Foot		
Base Lot Value	126,892.00 x .68 =	86,400	
Factor Value	0		
Adjustments			
Lot Value	86,400		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	980775
Total Building Area	42,900	Image Date	11/3/2021
Total Base Value	2,411,838	Name	IMG_0007.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements			
Replacement Cost New	2,411,838		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,784,760		
Economic Depreciation			
RCNLD (All Sources)	1,784,760		
Depreciated Improvements			
Outbuilding Value	26,000		
Total Improvement Value	1,810,760		
Land Value	86,400		
Cost Approach Value	1,897,160	44.22/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	26,000
Miscellaneous Income		Land Value	86,400
Effective Gross Income (EGI)		Total Appraised Value	1,897,160
Total Expenses			44.22/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Sketch Image

660072654



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		40	406	42,900	1.000	42,900
2	O	SHIP		40	SHIP	320	1.000	320
3	O	SHIP		40	SHIP	320	1.000	320
4	O	SHIP		40	SHIP	320	1.000	320
5	O	SHIP		40	SHIP	320	1.000	320
6	O	SHIP		40	SHIP	320	1.000	320
7	O	SHIP		40	SHIP	320	1.000	320
8	O	SHIP		40	SHIP	320	1.000	320
9	O	SHIP		40	SHIP	320	1.000	320
10	O	SHIP		40	SHIP	320	1.000	320
11	O	SHIP		40	SHIP	320	1.000	320
12	O	SHIP		40	SHIP	320	1.000	320
13	O	SHIP		40	SHIP	320	1.000	320
14	O	SHIP		40	SHIP	320	1.000	320
Total Building Area						42,900		42,900



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Account 660072654
Parcel ID 000000-00-0-20052-002-0002
Cadastral ID 27-20-14-02650

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

Building Data

Building ID 3584
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 42,900
Average Perimeter 880
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 1998
Effective Age 18
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
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 IMG_0007.JPG
Image Date 11/3/2021
Image Name IMG_0007.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 48.52
Wall Cost 7.70
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 56.22
Total Area 42,900
Base RCN 2,411,838
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 2,411,838
Physical Depreciation 26%
Functional Depreciation
Total Depreciation 26% (627,078)
Total RCNLD 1,784,760
Lump Sums
Total Building Value 1,784,760 \$ 41.60 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	8x40x8			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
	SHIP	Shipping/Storage Container	8x40x8			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
	SHIP	Shipping/Storage Container	8x40x8			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
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	0	Cond 0	Year 0	Eff Age 0	
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	Qual	0	Cond 0	Year 0	Eff Age 0	
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	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
	SHIP	Shipping/Storage Container	8x40x8			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



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SHIP Shipping/Storage Container 8x40x8 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



SHIP Shipping/Storage Container 8x40x8 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



SHIP Shipping/Storage Container 8x40x8 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



SHIP Shipping/Storage Container 8x40x8 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



SHIP Shipping/Storage Container 8x40x8 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



SHIP Shipping/Storage Container 8x40x8 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 26,000