



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:18:12  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660073474 <b>Parcel ID</b> 20N15E-30-3-00000-000-0000 <b>Cadastral ID</b> 30-20-15-00422 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 323456 RANGER ROOFING OF OKLAHOMA LLC  KODY DEWEES 1751 N 193RD EAST AVE CATOOSA OK 74015-0000					<p>660073474 11/04/25</p> <p>660073474_001.JPG 12/9/2025</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 01751 N 193RD E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 30 / 20 / 15 / 3 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.18065356 -95.76116504 TR IN SW DESC AS; COMM SW/C SW, TH N ALG W/L OF SW 1409.54', TH N 88-45-57 E 285.80' TO WLY ROW/L HWY 167, TH S 07-44- 16 W ALG ROW/L 161.42', TH S 88-45-57 W 260.59' TO W/L SW, TH N 1-14-03 W 159.44' TO POB					<b>Building Permits</b> <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>R13</td> <td>ROLL NEW SALE</td> <td>03/2012</td> <td>11/2013</td> <td></td> </tr> <tr> <td>2066</td> <td>COMM R6 FOR NEW SEMI RETARP SF</td> <td>03/2005</td> <td>01/2006</td> <td>150,000</td> </tr> <tr> <td>1987</td> <td>R5-COMMERICAL ADD-ON</td> <td>07/2004</td> <td>10/2005</td> <td>3,000</td> </tr> <tr> <td>1984</td> <td>R5-COMMERICAL</td> <td>07/2004</td> <td>10/2005</td> <td>30,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R13	ROLL NEW SALE	03/2012	11/2013		2066	COMM R6 FOR NEW SEMI RETARP SF	03/2005	01/2006	150,000	1987	R5-COMMERICAL ADD-ON	07/2004	10/2005	3,000	1984	R5-COMMERICAL	07/2004	10/2005	30,000																																																																																							
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	15000		
Non-Ag Acres	0.999		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	43,530.00 x 1.25 = 54,413		
Factor Value	0		
Adjustments			
Lot Value	54,413		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1122349
Total Building Area	6,000	Image Date	12/9/2025
Total Base Value	543,180	Name	001.JPG
Modifier Value		Description	660073474_001.JPG
Misc Improvements			
Replacement Cost New	543,180		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	483,430		
Economic Depreciation			
RCNLD (All Sources)	483,430		
Depreciated Improvements			
Outbuilding Value	37,491		
Total Improvement Value	520,921		
Land Value	54,413		
Cost Approach Value	575,334 95.89/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	37,491
Miscellaneous Income		Land Value	54,413
Effective Gross Income (EGI)		Total Appraised Value	575,334 95.89/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

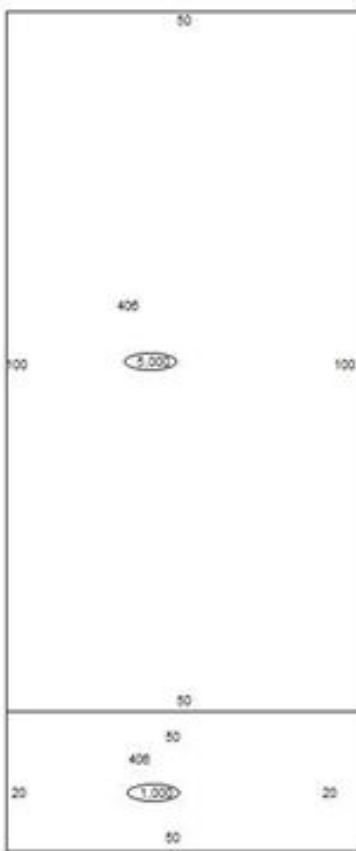
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### Sketch Image

660073474



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		20	406	5,000	1.000	5,000
2	C	406		20	406	1,000	1.000	1,000
<b>Total Building Area</b>						<b>6,000</b>		<b>6,000</b>





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0	Concrete		2,711
	Qual 4	Cond 4	Year 2006	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.61 x 2,711)		15,209	6,844	8,365

	PAVA	PAVING - ASPHALT	0x0x0	Paved-Asphalt		28,471
	Qual 4	Cond 4	Year 2006	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.41 x 28,471)		97,086	67,960	29,126

**Total Site Improvement Value 37,491**