



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:51:24
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Assessment Data					Primary Image				
Account	660074789				No Image On File				
Parcel ID	000000-00-0-30014-002-0016								
Cadastral ID	36-24-17-01390								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	2						
Tax Area	29 - CHELSEA OT								
Name ID	167734								
DIECO MANUFACTURING INC									
C/O ROBERT WAYNE BUCHANAN									
15715 E PINE ST TULSA OK 74116-0000									
Parcel Location									
Situs	06045 S INDUSTRIAL DR								
Subdivision	CHELSEA IND/BUS PK								
Lot/Block	0016 / 0002	Parcel Size	9.53 - Acres						
Sec/Twn/Rng	36 / 24 / 17 / 5								
Neighborhood	30014 - CHELSEA INDUSTRIAL BUS PARK								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.52138312 -95.44276875									
LOT 16 BLOCK 2 CHELSEA IND/BUSINESS PK AND LOT 15 BLOCK 2 CHELSEA IND/BUSINESS PK LESS PART OF OF SAID LOT 15 BLOCK 2 DESC AS BEG SW/C; TH N32.3128E 5.40'; S65.1638E 35.60'; S64 4427E 140.28'; S67.3153E 390.72'; S65.4207E 96.6'; S47.1840E 17.47'; S34.21210W 107'; N57.2832W 668.59' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2107/477	CHELSEA ECONOMIC-DEVELOPMEN	06/08/2010	17,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	82.750	Current Tax
Remove Cap	2011	Land Value	21,046	21,046	11%	2,315	Assessed	2,315	191.57
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	21,046	21,046		2,315	Total Taxable	2,315	192.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660074789	DIECO MANUFACTURING INC			29	21,046	0	2,315	192.00
2024	2024-660074789	DIECO MANUFACTURING INC			29	21,046	0	2,315	195.00
2023	2023-660074789	DIECO MANUFACTURING INC			29	21,046	0	2,315	197.00
2022	2022-660074789	DIECO MANUFACTURING INC			29	21,046	0	2,315	196.00
2021	2021-660074789	DIECO MANUFACTURING INC			29	21,046	0	2,315	196.00
2020	2020-660074789	DIECO MANUFACTURING INC			29	172,750	0	2,386	202.00
2019	2019-660074789	DIECO MANUFACTURING INC			29	158,279	0	2,273	195.00
2018	2018-660074789	DIECO MANUFACTURING INC			29	158,279	0	2,165	185.00
2017	2017-660074789	DIECO MANUFACTURING INC			29	158,279	0	2,062	177.00
2016	2016-660074789	DIECO MANUFACTURING INC			29	158,279	0	1,964	171.00
2015	2015-660074789	DIECO MANUFACTURING INC			29	17,000	0	1,870	161.00
2014	2014-660074789	DIECO MANUFACTURING INC			29	17,000	0	1,870	167.00
2013	2013-660074789	DIECO MANUFACTURING INC			29	17,000	0	1,870	166.00



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Lot Data	Primary Image	
<p>Lot Size 0 x 0</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities 0</p> <p>0</p> <p>Value Model 1904 CHELSEA INDUST. SF</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 420,927.00 x .05 = 21,046</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 21,046</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 21,046</p> <p>Cost Approach Value 21,046</p>	<p>Image Information</p> <p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 21,046</p> <p>Total Appraised Value 21,046</p>	