



# 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   | 660082735                  |                         |            |             | No Image On File        |                    |            |             |        |
| Parcel ID   | 20N15E-02-1-00000-000-0000 |                         |            |             |                         |                    |            |             |        |
| Cadastral ID  | 02-20-15-00820             |                         |            |             |                         |                    |            |             |        |
| Property Type   | REAL - Real Property       |                         |            |             |                         |                    |            |             |        |
| Property Class  | RC                         | VI Area                 | 3          |             |                         |                    |            |             |        |
| Tax Area  | 4 - VERDIGRIS/VERD FIRE    |                         |            |             |                         |                    |            |             |        |
| Name ID   | 326953                     |                         |            |             |                         |                    |            |             |        |
| HIGHWAY 266 STORAGE LLC   |                            |                         |            |             |                         |                    |            |             |        |
| 5505 N BIRD CREEK AVE<br>CATOOSA OK 74015-0000  |                            |                         |            |             |                         |                    |            |             |        |
| <b>Parcel Location</b>  |                            |                         |            |             |                         |                    |            |             |        |
| <b>Situs</b>  |                            |                         |            |             |                         |                    |            |             |        |
| <b>Subdivision</b>  |                            |                         |            |             |                         |                    |            |             |        |
| Lot/Block   | /                          | Parcel Size             | 17 - Acres |             |                         |                    |            |             |        |
| Sec/Twn/Rng   | 2 / 20 / 15 / 1            |                         |            |             |                         |                    |            |             |        |
| Neighborhood  | 90000 - COMMERCIAL         |                         |            |             |                         |                    |            |             |        |
| School District   | S008 - VERDIGRIS SCHOOLS   |                         |            |             |                         |                    |            |             |        |
| <b>Legal Description</b> Lat/Long: 36.24855091 -95.67450564   |                            |                         |            |             |                         |                    |            |             |        |
| PT N 19.65 AC LOT 1 & PE 9.82 AC LOT 2 DESC AS COMM NE/C LOT 1; W 346.3'; SELY CURVE RIGHT RAD 4698.4' ARC DIST 1323'; ; E TO SE/C OF NE 98.83 AC LOT 1'; N TO POB. |                            |                         |            |             | <b>Building Permits</b> |                    |            |             |        |
|   |                            |                         |            |             | Number                  | Description        | Opened     | Closed      | Amount |
| <b>Exemptions</b>   |                            |                         |            |             | <b>Sale History</b>     |                    |            |             |        |
| Code  | Type                       | Active                  | Maximum    | Exemption   | Bk/Pg                   | Grantor            | Date       | Price       | Code   |
|   |                            |                         |            |             | /                       | CORNERSTONE BANK   | 02/20/2019 | 200,000     | WB     |
|   |                            |                         |            |             | 2601/75                 | ROSE EQUIPMENT INC | 11/17/2016 | 0           | WB     |
| <b>Parcel Valuation</b>   |                            |                         |            |             |                         |                    |            |             |        |
| Source  | REAL                       | Fair Cash               | Capped     | Asmnt Level | Assessed                | Levy Rate          | 104.132    | Current Tax |        |
| Remove Cap  | 2020                       | Land Value              | 2,993      | 2,993       | 11%                     | 329                | Assessed   | 329         | 34.26  |
| 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             | 2,993      | 2,993       | 329                     | Total Taxable      | 329        | 34.00       |        |
| <b>Assessment History</b>   |                            |                         |            |             |                         |                    |            |             |        |
| Tax Year  | Statement Number           | Billed Owner            | Tax Area   | Total Value | Exemptions              | Taxable Value      | Billed Tax |             |        |
| 2025  | 2025-660082735             | HIGHWAY 266 STORAGE LLC | 4          | 2,993       | 0                       | 329                | 35.00      |             |        |
| 2024  | 2024-660082735             | HIGHWAY 266 STORAGE LLC | 4          | 2,993       | 0                       | 329                | 31.00      |             |        |
| 2023  | 2023-660082735             | HIGHWAY 266 STORAGE LLC | 4          | 2,993       | 0                       | 329                | 31.00      |             |        |
| 2022  | 2022-660082735             | HIGHWAY 266 STORAGE LLC | 4          | 2,993       | 0                       | 329                | 31.00      |             |        |
| 2021  | 2021-660082735             | HIGHWAY 266 STORAGE LLC | 4          | 2,993       | 0                       | 329                | 30.00      |             |        |
| 2020  | 2020-660082735             | HIGHWAY 266 STORAGE LLC | 4          | 2,993       | 0                       | 329                | 30.00      |             |        |
| 2019  | 2019-660082735             | HIGHWAY 266 STORAGE LLC | 4          | 2,507       | 0                       | 276                | 26.00      |             |        |
| 2018  | 2018-660082735             | CORNERSTONE BANK        | 4          | 2,508       | 0                       | 276                | 26.00      |             |        |
| 2017  | 2017-660082735             | CORNERSTONE BANK        | 4          | 2,507       | 0                       | 276                | 27.00      |             |        |
| 2016  | 2016-660082735             | ROSE EQUIPMENT INC      | 4          | 2,507       | 0                       | 276                | 27.00      |             |        |
| 2015  | 2015-660082735             | ROSE EQUIPMENT INC      | 4          | 2,507       | 0                       | 276                | 27.00      |             |        |
| 2014  | 2014-660082735             | ROSE EQUIPMENT INC      | 4          | 3,969       | 0                       | 437                | 40.00      |             |        |
| 2013  | 2013-660082735             | ROSE EQUIPMENT INC      | 4          | 3,969       | 0                       | 437                | 42.00      |             |        |



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| Lot Data   | Primary Image  |  |
|--|--|--|
| <p>Lot Size x</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</p><br><p>Value Model 1481 (ACRES)</p> <p>Value Method Acre</p><br><p>Base Lot Value .00 x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</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</p> <p>Cost Approach Value</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 &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p><br><p>Total Expenses</p> <p>Net Operating Income (NOI)</p><br><p>Income Capitalization Rate</p> <p>Indicated Value</p>  | <p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value</p> <p>Total Appraised Value 2,993</p> |  |



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### Agland Inventory

660082735

| Soi                   | Description               | Land Use | LPI | Adj Type | Adj Code | Acres  | Use/Acre | Mkt/Acre | Use Value | Market Value |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| DNC                   | DENNIS SILT LOAM 3-5% SLO | TMBR     | 69  |          |          | 4.000  | 124      | 124      | 497       | 497          |
| <b>TMBR Totals</b>    |                           |          |     |          |          | 4.000  |          |          | 497       | 497          |
| OKB                   | OKEMAH SILTY CLAY LOAM 1- | NTV PST  | 80  |          |          | 13.000 | 192      | 192      | 2,496     | 2,496        |
| <b>NTV PST Totals</b> |                           |          |     |          |          | 13.000 |          |          | 2,496     | 2,496        |
| <b>Total Agland</b>   |                           |          |     |          |          | 17.000 |          |          | 2,993     | 2,993        |