



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660083733 <b>Parcel ID</b> 20N16E-36-4-00000-000-0000 <b>Cadastral ID</b> 36-20-16-00310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 344662 HEATER SPECIALISTS LLC  PO BOX 582707 TULSA OK 74158-0000  <b>Parcel Location</b> <b>Situs</b> 15615 E 590 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 24.4 - Acres <b>Sec/Twn/Rng</b> 36 / 20 / 16 / 4 <b>Neighborhood</b> 5001 - TASC 2016 <b>School District</b> S005 - INOLA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.16498346 -95.55378288																																																																																																																									
<b>SW/4 SE/4 LESS S 330' OF E 330' THEREOF; LESS TR BEG AT PT 2046 81' WESTERLY OF SE/C THEREOF; TH NORTHERLY 600'; TH WESTERLY 600'; TH SOUTHERLY 600'; TH EASTERLY 600' TO POB; AND LESS TR BEG 2046.81' W OF SE/C SE/4; TH N 535'; TH E 394.4'; TH S 535'; TH W 394.44'</b>					<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>R20</td> <td>R20- NEW STRUCTURE</td> <td>12/2018</td> <td>10/2019</td> <td>800,000</td> </tr> <tr> <td>R9</td> <td>ROLL BUILDINGS 5-7 FOR '09</td> <td>01/2009</td> <td>03/2009</td> <td></td> </tr> <tr> <td>R4</td> <td>SPLIT R4</td> <td>08/2003</td> <td>12/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R20- NEW STRUCTURE	12/2018	10/2019	800,000	R9	ROLL BUILDINGS 5-7 FOR '09	01/2009	03/2009		R4	SPLIT R4	08/2003	12/2004																																																																																													
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## Assessment Property Record Card for Tax Year 2026

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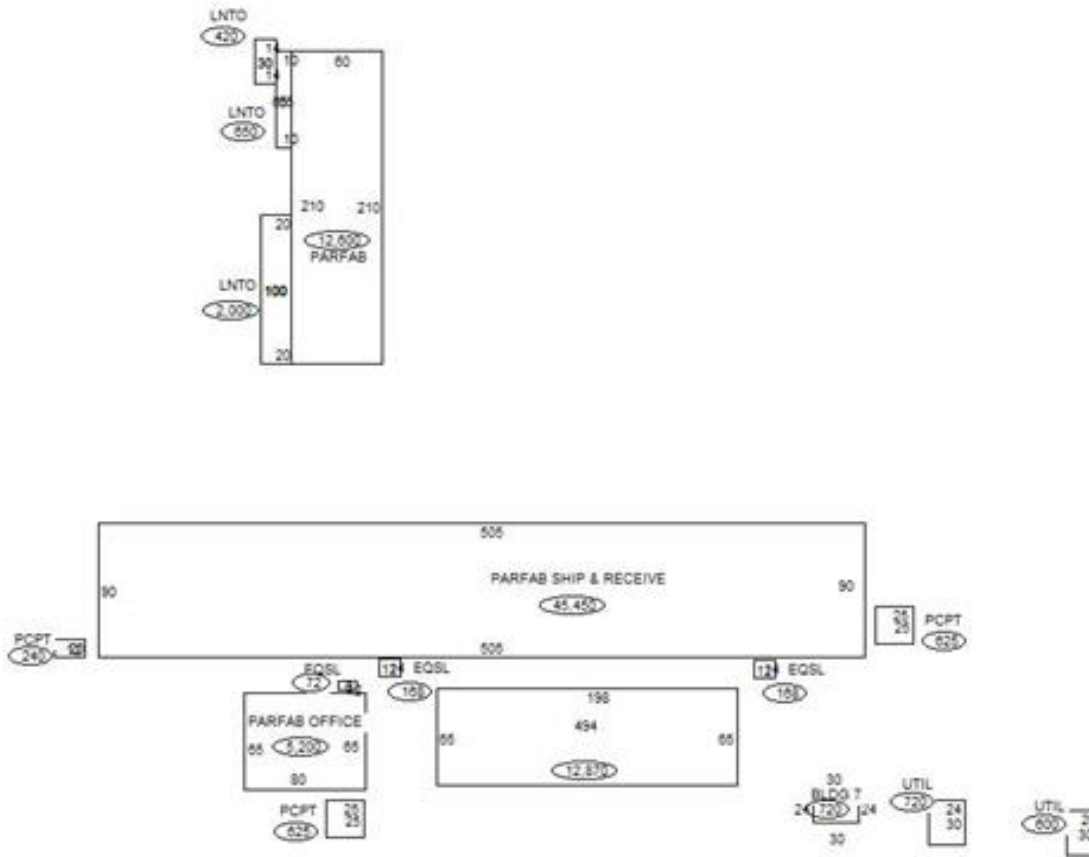
Date 04/17/2026  
 Time 17:40:47  
 Page 2

Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	24.4			
Non-Ag Acres	24.643			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	1,073,432.00 x .31 =			335,876
Factor Value	0			
Adjustments				
Lot Value	335,876			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	967358	
Total Building Area	76,840	Image Date	7/13/2021	
Total Base Value	5,067,714	Name	IMG_0014.JPG	
Modifier Value		Description	V22	
Misc Improvements	20,900			
Replacement Cost New	5,088,614			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	2,674,701			
Economic Depreciation				
RCNLD (All Sources)	2,674,701			
Depreciated Improvements				
Outbuilding Value	54,470			
Total Improvement Value	2,729,171			
Land Value	335,876			
Cost Approach Value	3,065,047	39.89/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	54,470	
Miscellaneous Income		Land Value	335,876	
Effective Gross Income (EGI)		Total Appraised Value	3,065,047	
Total Expenses			39.89/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



Sketch Image

660083733



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		100	PARFAB	12,600	1.000	12,600
2	C	344		100	PARFAB OFFICE	5,200	1.000	5,200
3	C	494		100	PARFAB SHIP & RECEIVE	45,450	1.000	45,450
4	C	391		100	BLDG 7	720	1.000	720
5	C	494		100	494	12,870	1.000	12,870
6	O	PCPT		100	PCPT	625	1.000	625
7	O	PCPT		100	PCPT	240	1.000	240
8	O	EQSL		100	EQSL	168	1.000	168
9	O	EQSL		100	EQSL	168	1.000	168
10	O	EQSL		100	EQSL	72	1.000	72
11	O	PCPT		100	PCPT	625	1.000	625
12	O	UTIL		100	UTIL	720	1.000	720
13	O	UTIL		100	UTIL	600	1.000	600
14	M	LNTO		100	LNTO	2,000	1.000	2,000
15	M	LNTO		100	LNTO	650	1.000	650
16	M	LNTO		100	LNTO	420	1.000	420
<b>Total Building Area</b>						<b>76,840</b>		<b>76,840</b>



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Account 660083733  
Parcel ID 20N16E-36-4-00000-000-0000  
Cadastral ID 36-20-16-00310

Tax Area Code 2  
Property Class RC  
Owners Name HEATER SPECIALISTS LLC

### Building Data

Building ID 4482  
Building Sequence 1  
Occupancy 1 494 Industrials, Light Mftg. 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 12,870  
Average Perimeter 526  
Number Of Storys 1.00  
Average Wall Ht 30.00  
Year Built 2019  
Effective Age 4  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
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\_0001.JPG  
Image Date 10/7/2019  
Image Name IMG\_0001.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 66.17  
Wall Cost 29.08  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 95.25  
Total Area 12,870  
Base RCN 1,225,868  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,225,868  
Physical Depreciation 5%  
Functional Depreciation  
Total Depreciation 5% (61,293)  
Total RCNLD 1,164,575  
Lump Sums  
Total Building Value 1,164,575 \$ 90.49 Per SqFt



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Cadastral ID 36-20-16-00310

Tax Area Code 2  
Property Class RC  
Owners Name HEATER SPECIALISTS LLC

### Building Data

Building ID 2415  
Building Sequence 2  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 5,200  
Average Perimeter 290  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1989  
Effective Age 31  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 7 - Package Unit  
Roof Type  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name COMREVAL13 4-1-13 055.JPG  
Image Date 4/1/2013  
Image Name COMREVAL13 4-1-13 055.JPG  
Description \\tsclient\C\Users\TD\Pictures\2013-04-01 COMREVAL13 4-1-13\COMREVAL13 4-1-13 055.JPG

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 70.22  
Wall Cost 10.14  
HVAC Cost 15.05  
Basement Cost 0.00  
Total Base Cost 95.41  
Total Area 5,200  
Base RCN 496,132  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 496,132  
Physical Depreciation 60%  
Functional Depreciation  
Total Depreciation 60% (297,679)  
Total RCNLD 198,453  
Lump Sums  
Total Building Value 198,453 \$ 38.16 Per SqFt



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Cadastral ID 36-20-16-00310

Tax Area Code 2  
Property Class RC  
Owners Name HEATER SPECIALISTS LLC

### Building Data

Building ID 2416  
Building Sequence 3  
Occupancy 1 494 Industrials, Light Mftg. 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 45,450  
Average Perimeter 1,190  
Number Of Storys 1.00  
Average Wall Ht 22.00  
Year Built 1994  
Effective Age 27  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 1 - Low  
Condition 1 - Low  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name 83733SHIP&REC..JPG  
Image Date 2/10/2014  
Image Name 83733SHIP&REC..JPG  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.35  
Wall Cost 10.00  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 58.35  
Total Area 45,450  
Base RCN 2,652,008  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 2,652,008  
Physical Depreciation 61%  
Functional Depreciation  
Total Depreciation 61% (1,617,725)  
Total RCNLD 1,034,283  
Lump Sums  
Total Building Value 1,034,283 \$ 22.76 Per SqFt



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Cadastral ID	36-20-16-00310	Owners Name	HEATER SPECIALISTS LLC

Building Data	Building Image
<p>Building ID 2420</p> <p>Building Sequence 4</p> <p>Occupancy 1 406 Storage Warehouse 100%</p> <p>Occupancy 2</p> <p>Occupancy 3</p> <p>Total Floor Area 12,600</p> <p>Average Perimeter 540</p> <p>Number Of Storys 1.00</p> <p>Average Wall Ht 22.00</p> <p>Year Built 1994</p> <p>Effective Age 27</p> <p>Construction Class 7 - Pre-Engineered Steel Frame</p> <p>Quality 1 - Low</p> <p>Condition 1 - Low</p> <p>Exterior Wall 88 - Stud Metal Siding</p> <p>Heating/Cooling 15 - No HVAC</p> <p>Roof Type Gable</p> <p>Roof Cover Metal</p> <p>Basement Area</p> <p>Basement Levels</p> <p>Basement Finish</p> <p>Finish Code - 1</p> <p>Finish Area - 1</p> <p>Finish Code - 2</p> <p>Finish Area - 2</p>	<p><b>Image Information</b></p> <p>Image Name</p> <p>Image Date</p> <p>Image Name</p> <p>Description</p>

Cost Calculations	
Appraisal Zone 3	Manual Date 01/2025
Zone Description	Base Year 2026
Base Cost 37.40	Modifier Value
Wall Cost 16.36	Total Replacement Cost 698,276
HVAC Cost 0.00	Physical Depreciation 61%
Basement Cost 0.00	Functional Depreciation
Total Base Cost 53.76	Total Depreciation 61% (425,948)
Total Area 12,600	Total RCNLD 272,328
Base RCN 677,376	Lump Sums
Misc Impr Value 20,900	Total Building Value 272,328 \$ 21.61 Per SqFt

Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value
LNT0	Lean To - Attached		100x20	2,000	6.76		13,520
LNT0	Lean To - Attached		65x10	650	6.52		4,238
LNT0	Lean To - Attached		30x14	420	7.48		3,142
<b>Total Misc Improvement</b>							<b>20,900</b>



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Account 660083733  
Parcel ID 20N16E-36-4-00000-000-0000  
Cadastral ID 36-20-16-00310

Tax Area Code 2  
Property Class RC  
Owners Name HEATER SPECIALISTS LLC

### Building Data

Building ID 2421  
Building Sequence 5  
Occupancy 1 391 Material Storage Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 720  
Average Perimeter 108  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2001  
Effective Age 16  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type  
Roof Cover

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image



### Image Information

Image Name 83733BLDG7.JPG  
Image Date 2/10/2014  
Image Name 83733BLDG7.JPG  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 19.96  
Wall Cost 2.72  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 22.68  
Total Area 720  
Base RCN 16,330  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 16,330  
Physical Depreciation 69%  
Functional Depreciation  
Total Depreciation 69% (11,268)  
Total RCNLD 5,062  
Lump Sums  
Total Building Value 5,062 \$ 7.03 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	25x25x8	Concrete	Formed Metal	625
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.41 x 625)			4,006	3,165		841
	PCPT	Carport - Portable	20x12x8	Concrete	Formed Metal	240
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.12 x 240)			1,229	971		258
	EQSL	Equipment Shelter	14x12x10	Concrete	Formed Metal	168
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.22 x 168)			5,077	2,488		2,589
	EQSL	Equipment Shelter	14x12x10	Concrete	Formed Metal	168
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.22 x 168)			5,077	2,488		2,589
	EQSL	Equipment Shelter	12x6x8	Concrete	Formed Metal	72
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (29.38 x 72)			2,115	1,036		1,079
	PCPT	Carport - Portable	25x25x8	Concrete	Formed Metal	625
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.41 x 625)			4,006	3,165		841
	UTIL	Utility Building	24x30x14	Concrete	Formed Metal	720
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (34.44 x 720)			24,797	12,151		12,646



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UTIL	Utility Building			20x30x14	Concrete	Formed Metal	600
<b>Qual</b>	3	<b>Cond</b>	3	<b>Year</b>	2000	<b>Eff Age</b>	20

	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (34.44 x 600)				20,664	10,125	10,539
FLV	ALUM CANOPY (2)			14x12x0			32,928
<b>Qual</b>		<b>Cond</b>		<b>Year</b>	<b>Eff Age</b>		

	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.00 x 32,928)				32,928	11,196	21,732
FLV	LEANTO 1.00SF			12x8x0			96
<b>Qual</b>		<b>Cond</b>		<b>Year</b>	<b>Eff Age</b>		

	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.00 x 96)				96		96
FLV	LEANTO 1.00SF			30x10x0			300
<b>Qual</b>		<b>Cond</b>		<b>Year</b>	<b>Eff Age</b>		

	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.00 x 300)				300		300
FLV	OPEN SHED 2.00SF			24x20x0			960
<b>Qual</b>		<b>Cond</b>		<b>Year</b>	<b>Eff Age</b>		

	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (1.00 x 960)				960		960

**Total Site Improvement Value 54,470**