



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:51:00
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660086410 Parcel ID 21N15E-36-2-00000-000-0000 Cadastral ID 36-21-15-04520 Property Type REAL - Real Property Property Class RCL VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 333916 DISPENSER SYSTEMS INC PO BOX 808 CATOOSA OK 74015-0000 Parcel Location Situs 24285 S AMAH PKWY Subdivision Lot/Block / Parcel Size .78 - Acres Sec/Twn/Rng 36 / 21 / 15 / 2 Neighborhood 5001 - TASC 2016 School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26148402 -95.66215089																																																																																																																									
Legal Description TR COMM AT SE/C OF NE/4 NW/4; TH S89-58-51W 655.69'; TH N36-52 36E 115'; TH N53-07-24W 187.73'; TH N35-32-29E 106' TO POB; TH N35 29R 170'; TH N53-11-04W 201.92'; TH S36-06-23W 00.00'; TH S'W'ERLY ON L CURVE RAD 2261.83 DIST 170'; TH S53-07-24E 197.21' TO					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>R10</td> <td>ROLL NEW CONSTRUCTION</td> <td>07/2009</td> <td>07/2010</td> <td></td> </tr> <tr> <td>R9</td> <td>ROLL NEW CONSTRUCTION</td> <td>11/2008</td> <td>03/2009</td> <td></td> </tr> <tr> <td>C2008-03-2</td> <td>COMM R9-1800 SQ FT POLE BARN</td> <td>03/2008</td> <td>11/2008</td> <td>5,500</td> </tr> <tr> <td>9761</td> <td>COMM-R7 FOR NEW COMM BLDG</td> <td>11/2005</td> <td>11/2008</td> <td>60,000</td> </tr> <tr> <td>R6</td> <td>ROLL VALUE-CK 4 NEW CONSTRUCTI</td> <td>06/2005</td> <td>01/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R10	ROLL NEW CONSTRUCTION	07/2009	07/2010		R9	ROLL NEW CONSTRUCTION	11/2008	03/2009		C2008-03-2	COMM R9-1800 SQ FT POLE BARN	03/2008	11/2008	5,500	9761	COMM-R7 FOR NEW COMM BLDG	11/2005	11/2008	60,000	R6	ROLL VALUE-CK 4 NEW CONSTRUCTI	06/2005	01/2006																																																																																			
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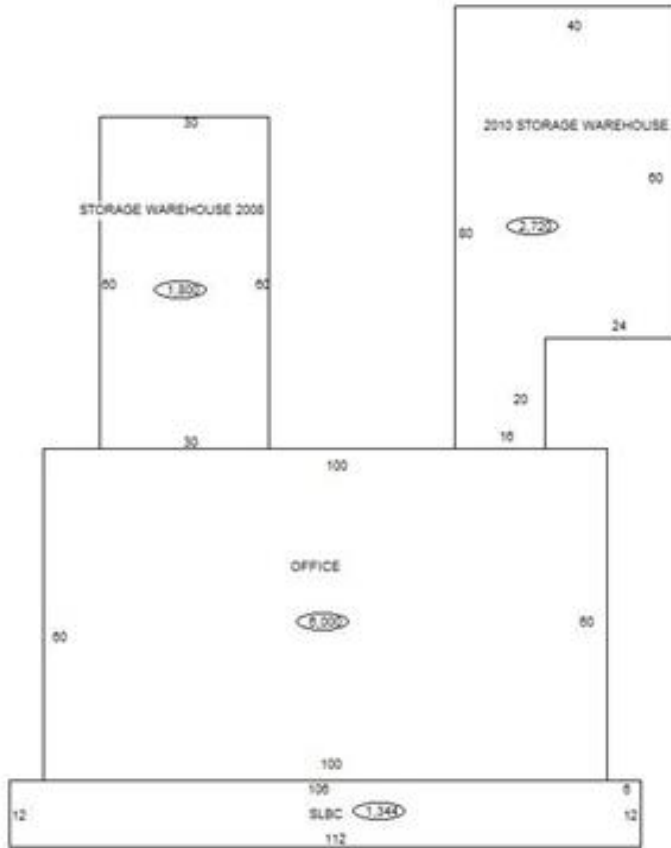
Date 04/17/2026
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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	0.78			
Non-Ag Acres	0.715			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1835 COMM			
Value Method	Square-Foot			
Base Lot Value	31,126.00 x 1.25 =			38,908
Factor Value	0			
Adjustments	205.61%			
Lot Value	79,999			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	999490	
Total Building Area	10,520	Image Date	5/20/2022	
Total Base Value	823,229	Name	IMG_0051.JPG	
Modifier Value		Description	REVAL 2023	
Misc Improvements				
Replacement Cost New	823,229			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	674,008			
Economic Depreciation				
RCNLD (All Sources)	674,008			
Depreciated Improvements				
Outbuilding Value	36,873			
Total Improvement Value	710,881			
Land Value	79,999			
Cost Approach Value	790,880	75.18/SqFt		
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	36,873	
Miscellaneous Income		Land Value	79,999	
Effective Gross Income (EGI)		Total Appraised Value	790,880	
Total Expenses			75.18/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



Sketch Image

660086410



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		25	2010 STORAGE WAREHOUSE	2,720	1.000	2,720
2	C	453		25	OFFICE	6,000	1.000	6,000
3	C	406		25	STORAGE WAREHOUSE 2008	1,800	1.000	1,800
4	O	PRCH		25	SLBC	1,344	1.000	1,344
Total Building Area						10,520		10,520



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Account 660086410
 Parcel ID 21N15E-36-2-00000-000-0000
 Cadastral ID 36-21-15-04520

Tax Area Code 4
 Property Class RCL
 Owners Name DISPENSER SYSTEMS INC

Building Data

Building ID 3025
 Building Sequence 1
 Occupancy 1 453 Industrial Flex Building 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 6,000
 Average Perimeter 320
 Number Of Storys 1.00
 Average Wall Ht 14.00
 Year Built 2002
 Effective Age 12
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 2 - Fair
 Condition 3 - Average
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 8 - Warmed and Cooled Air
 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 11192008 027.jpg
 Image Date 10/31/2012
 Image Name 11192008 027.jpg
 Description \\tsclient\C\casio pics\11192008 027.jpg

Cost Calculations

Appraisal Zone 4
 Zone Description
 Base Cost 58.03
 Wall Cost 14.20
 HVAC Cost 14.14
 Basement Cost 0.00
 Total Base Cost 86.37
 Total Area 6,000
 Base RCN 518,220
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 518,220
 Physical Depreciation 19%
 Functional Depreciation
 Total Depreciation 19% (98,462)
 Total RCNLD 419,758
 Lump Sums
 Total Building Value 419,758 \$ 69.96 Per SqFt



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 Parcel ID 21N15E-36-2-00000-000-0000
 Cadastral ID 36-21-15-04520

Tax Area Code 4
 Property Class RCL
 Owners Name DISPENSER SYSTEMS INC

Building Data

Building ID 3026
 Building Sequence 2
 Occupancy 1 406 Storage Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 1,800
 Average Perimeter 180
 Number Of Storys 1.00
 Average Wall Ht 14.00
 Year Built 2002
 Effective Age 12
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 2 - Fair
 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 864102008SW.JPG
 Image Date 12/13/2013
 Image Name 864102008SW.JPG
 Description

Cost Calculations

Appraisal Zone 4
 Zone Description
 Base Cost 42.93
 Wall Cost 26.62
 HVAC Cost 0.00
 Basement Cost 0.00
 Total Base Cost 69.55
 Total Area 1,800
 Base RCN 125,190
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 125,190
 Physical Depreciation 19%
 Functional Depreciation
 Total Depreciation 19% (23,786)
 Total RCNLD 101,404
 Lump Sums
 Total Building Value 101,404 \$ 56.34 Per SqFt



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 Cadastral ID 36-21-15-04520

Tax Area Code 4
 Property Class RCL
 Owners Name DISPENSER SYSTEMS INC

Building Data

Building ID 3027
 Building Sequence 3
 Occupancy 1 406 Storage Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 2,720
 Average Perimeter 240
 Number Of Storys 1.00
 Average Wall Ht 14.00
 Year Built 2006
 Effective Age 10
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 2 - Fair
 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 864102010SW.JPG
 Image Date 12/13/2013
 Image Name 864102010SW.JPG
 Description

Cost Calculations

Appraisal Zone 4
 Zone Description
 Base Cost 42.62
 Wall Cost 23.49
 HVAC Cost 0.00
 Basement Cost 0.00
 Total Base Cost 66.11
 Total Area 2,720
 Base RCN 179,819
 Misc Impr Value

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 179,819
 Physical Depreciation 15%
 Functional Depreciation
 Total Depreciation 15% (26,973)
 Total RCNLD 152,846
 Lump Sums
 Total Building Value 152,846 \$ 56.19 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	Slab Porch - Covered	0x0x0			1,344
	Qual 2	Cond 2	Year 2002	Eff Age 24		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (18.73 x 1,344)			25,173	17,621		7,552
	PACN	PAVING - CONCRETE	0x0x0			8,120
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.42 x 8,120)			35,890	7,178		28,712
	FLV	DBL F PAINTED WOOD SIGN 3*6	0x0x0			648
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 648)			648	39		609
Total Site Improvement Value						36,873