



# 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	660089669								
Parcel ID	20N14E-27-4-00000-000-0000								
Cadastral ID	27-20-14-00311								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	333949								
S & J PROMOTIONS LLC									
1706 N 161ST E AVE TULSA OK 74116-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	2.69 - Acres						
Sec/Twn/Rng	27 / 20 / 14 / 4								
Neighborhood	1063 - PINE ST INDUSTRIAL & CATOOSA GENERAL								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17934128 -95.80132202									
Building Permits									
COMM AT PT 547.5' SOUTH OF NE/C SE/4 SE/4 SEC 27; TH S89-29 10W 25' ; TH N62-33-08W 343.67'; TH N00W 56.34'; TH S89-29-29W 638 66' TO POB; TH S00-09-52E 329.92'; TH S89-29-49W 354.97'; TH N00-09 52W 329.91'; TH N89-29-29E 354.97' TO POB.									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	2M PROMOTIONS INC	01/22/2021	1,000,000	WG
					2694/330	PORT CITY RACEWAY LLC	02/26/2018	750,000	WG
					2675/515	FIORE, JOHN S-TRUST	12/05/2016	0	WB
					2600/368	LEMMONS, AARON HUGH &	12/05/2016	750,000	WB
					2530/379	LEMMONS, AARON & BEVERLY J	02/18/2016	0	4
					1855/17	WALKER, DEBORAH S &	03/16/2007	25,000	11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2022	Land Value	79,668	79,668	11%	8,763	Assessed	8,763 934.66	
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	79,668	79,668	8,763	Total Taxable	8,763	935.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660089669	S & J PROMOTIONS LLC	1	79,668	0	8,763	935.00		
2024	2024-660089669	S & J PROMOTIONS LLC	1	79,668	0	8,763	924.00		
2023	2023-660089669	S & J PROMOTIONS LLC	1	79,668	0	8,763	899.00		
2022	2022-660089669	S & J PROMOTIONS LLC	1	79,668	0	8,763	880.00		
2021	2021-660089669	S & J PROMOTIONS LLC	1	79,668	0	8,763	771.00		
2020	2020-660089669	2M PROMOTIONS INC	1	79,668	0	8,763	776.00		
2019	2019-660089669	2M PROMOTIONS INC	1	84,540	0	9,299	835.00		
2018	2018-660089669	2M PROMOTIONS INC	1	25,000	0	2,750	245.00		
2017	2017-660089669	FIORE, JOHN S-TRUST	1	25,000	0	2,750	248.00		
2016	2016-660089669	LEMMONS, AARON HUGH &	1	25,000	0	2,750	245.00		
2015	2015-660089669	LEMMONS, AARON & BEVERLY J	1	25,000	0	2,750	246.00		
2014	2014-660089669	LEMMONS, AARON & BEVERLY J	1	25,000	0	2,750	249.00		
2013	2013-660089669	LEMMONS, AARON & BEVERLY J	1	25,000	0	2,750	246.00		



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Lot Data	Primary Image	
<p>Lot Size 338 x 328</p> <p>Lot Count</p> <p>Units Buildable 110864</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model 1881 PINE ST INDUSTRIAL/ CATOOSA</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 110,864.00 x .72 = 79,668</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value 79,668</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 79,668</p> <p>Cost Approach Value 79,668</p>	<p>Image ID 1089422</p> <p>Image Date 9/14/2025</p> <p>Name 001.JPG</p> <p>Description 660089669_001.JPG</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> <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 79,668</p> <p>Total Appraised Value 79,668</p>	