



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:14:56  
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Assessment Data					Primary Image				
Account	660093582				<p>660093582_001.JPG 11/4/2025</p>				
Parcel ID	20N15E-20-4-00000-000-0000								
Cadastral ID	20-20-15-03510								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	305079								
GCT ELITE PROPERTIES, LLC									
8035 E 582 RD CATOOSA OK 74015-0000									
Parcel Location									
Situs	22055 E APACHE ST								
Subdivision									
Lot/Block	/	Parcel Size	.54 - Acres						
Sec/Twn/Rng	20 / 20 / 15 / 4								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.19175394 -95.73194515									
COMM SE/C SE SW SE; S89-45-04W 210' TO POB; S89-45-04W ALG S/L 137'; N00-01-02W 171'; N89-45-04E PAR W/L 137'; S00-01-02E 171' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R12	60X120 METAL BUILDING	01/2011	04/2012	246,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2165/177	APPELMAN, KIMBERLY K	03/25/2011	0	11					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	29,284	29,284	11%	3,221	Assessed	63,302 6,751.79	
Year Frozen	0	Improvements	634,511	546,194		60,081	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	663,795	575,478		63,302	Total Taxable	63,302 6,752.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093582	GCT ELITE PROPERTIES, LLC	1	656,861	0	60,288	6,430.00		
2024	2024-660093582	GCT ELITE PROPERTIES, LLC	1	523,294	0	57,417	6,057.00		
2023	2023-660093582	GCT ELITE PROPERTIES, LLC	1	552,975	0	54,683	5,612.00		
2022	2022-660093582	GCT ELITE PROPERTIES, LLC	1	557,159	0	52,079	5,228.00		
2021	2021-660093582	GCT ELITE PROPERTIES, LLC	1	450,904	0	49,599	4,364.00		
2020	2020-660093582	GCT ELITE PROPERTIES, LLC	1	450,904	0	49,599	4,393.00		
2019	2019-660093582	GCT ELITE PROPERTIES, LLC	1	450,064	0	49,035	4,403.00		
2018	2018-660093582	GCT ELITE PROPERTIES, LLC	1	424,546	0	46,700	4,168.00		
2017	2017-660093582	GCT ELITE PROPERTIES, LLC	1	424,546	0	46,700	4,217.00		
2016	2016-660093582	GCT ELITE PROPERTIES, LLC	1	424,546	0	46,700	4,153.00		
2015	2015-660093582	GCT ELITE PROPERTIES, LLC	1	448,416	0	49,326	4,409.00		
2014	2014-660093582	GCT ELITE PROPERTIES, LLC	1	448,416	0	49,326	4,462.00		
2013	2013-660093582	GCT ELITE PROPERTIES, LLC	1	448,416	0	49,326	4,415.00		



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0.54		
Non-Ag Acres	0.538		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	23,427.00 x 1.25 = 29,284		
Factor Value	0		
Adjustments			
Lot Value	29,284		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1111523
Total Building Area	7,200	Image Date	11/4/2025
Total Base Value	621,432	Name	001.JPG
Modifier Value		Description	660093582_001.JPG
Misc Improvements			
Replacement Cost New	621,432		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	577,932		
Economic Depreciation			
RCNLD (All Sources)	577,932		
Depreciated Improvements			
Outbuilding Value	56,579		
Total Improvement Value	634,511		
Land Value	29,284		
Cost Approach Value	663,795 92.19/SqFt		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	56,579
Miscellaneous Income		Land Value	29,284
Effective Gross Income (EGI)		Total Appraised Value	663,795 92.19/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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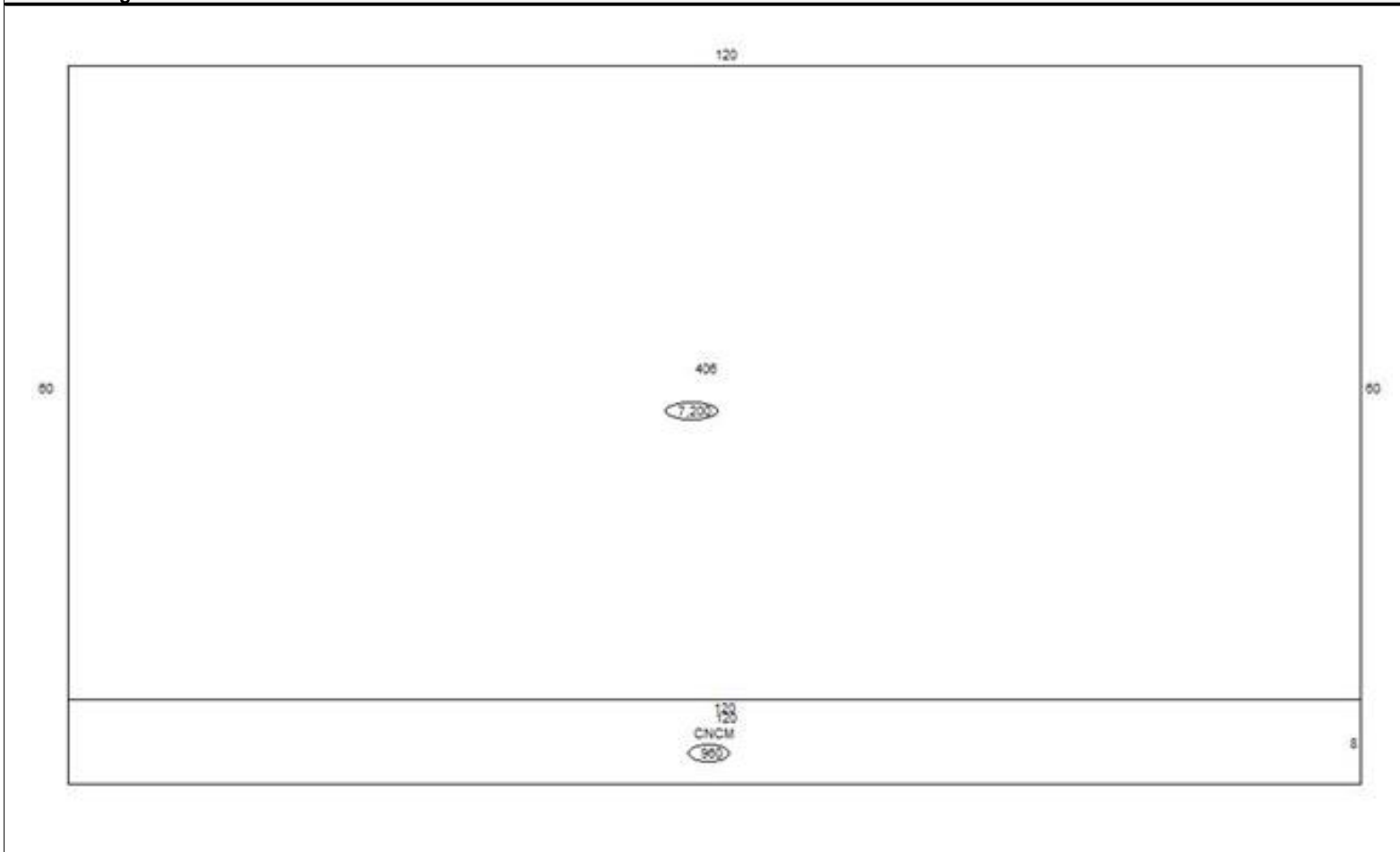
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Sketch Image

660093582



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	406	7,200	1.000	7,200
2	O	CNCM		13	CNCM	960	1.000	960
<b>Total Building Area</b>						7,200		7,200



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Account 660093582  
Parcel ID 20N15E-20-4-00000-000-0000  
Cadastral ID 20-20-15-03510

Tax Area Code 1  
Property Class UC  
Owners Name GCT ELITE PROPERTIES, LLC

### Building Data

Building ID 2721  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 7,200  
Average Perimeter 360  
Number Of Storys 1.00  
Average Wall Ht 20.00  
Year Built 2012  
Effective Age 7  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 7 - Package Unit  
Roof Type Flat  
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  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.44  
Wall Cost 20.74  
HVAC Cost 17.13  
Basement Cost 0.00  
Total Base Cost 86.31  
Total Area 7,200  
Base RCN 621,432  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 621,432  
Physical Depreciation 7%  
Functional Depreciation  
Total Depreciation 7% (43,500)  
Total RCNLD 577,932  
Lump Sums  
Total Building Value 577,932 \$ 80.27 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0	Concrete		8,400
	Qual 4	Cond 4	Year 2012	Eff Age 6		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (5.54 x 8,400)		46,536	14,892	31,644



CNCM	Canopy - Commercial	120x8x12	Concrete	Formed Metal	960
Qual 3	Cond 3	Year 2012	Eff Age 7		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (28.86 x 960)		27,706	2,771	24,935

**Total Site Improvement Value 56,579**