



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	660098990									
Parcel ID	00000-00-0-220303-001-0002									
Cadastral ID	31-20-15-06010									
Property Type	REAL - Real Property									
Property Class	UCP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	322869									
CATOOSA HOSPITALITY LLC										
6312 E 85TH COURT TULSA OK 74137-0000										
Parcel Location										
Situs	00200 ELLIOTT LN									
Subdivision	CATOOSA HILLS COMM SUB PHASE III									
Lot/Block	0002 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	31 / 20 / 15 / 5									
Neighborhood	5001 - TASC 2016									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.16668645 -95.75706844				REVAL 2022 4/20/2021						
LOT 2 BLOCK 1 CATOOSA HILLS COMM SUB PHASE III LOCATION FOR FAIRFIELD INN				Building Permits						
				Number	Description	Opened	Closed	Amount		
				2017-1011	R21-NEW 79648 SQ FT FAIR FIELD INN	02/2017	12/2019	5,500,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					2474/311	CATOOSA HILLS LLC	04/09/2015	1,286,000	6	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2018		Land Value	625,642	625,642	11%	Assessed	699,012	74,556.62	
Year Frozen			Improvements	5,729,014	5,729,014		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	6,354,656	6,354,656	699,012	Total Taxable	699,012	74,557.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660098990	CATOOSA HOSPITALITY LLC			1	6,169,779	0	678,676	72,388.00	
2024	2024-660098990	CATOOSA HOSPITALITY LLC			1	6,028,733	0	663,161	69,957.00	
2023	2023-660098990	CATOOSA HOSPITALITY LLC			1	5,988,090	0	658,690	67,601.00	
2022	2022-660098990	CATOOSA HOSPITALITY LLC			1	5,972,962	0	657,026	65,952.00	
2021	2021-660098990	CATOOSA HOSPITALITY LLC			1	5,739,356	0	631,330	55,544.00	
2020	2020-660098990	CATOOSA HOSPITALITY LLC			1	6,638,979	0	730,288	64,682.00	
2019	2019-660098990	CATOOSA HOSPITALITY LLC			1	625,640	0	68,820	6,180.00	
2018	2018-660098990	CATOOSA HOSPITALITY LLC			1	625,640	0	68,820	6,143.00	
2017	2017-660098990	CATOOSA HILLS LLC			1	625,640	0	68,820	6,214.00	
2016	2016-660098990	CATOOSA HILLS LLC			1	625,640	0	68,820	6,121.00	



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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> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 118,720.00 x .74 = 87,290</p> <p>Factor Value 0</p> <p>Adjustments 716.74%</p> <p>Lot Value 625,642</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 68,725</p> <p>Total Base Value 7,182,450</p> <p>Modifier Value</p> <p>Misc Improvements 75,888</p> <p>Replacement Cost New 7,258,338</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 6,968,004</p> <p>Economic Depreciation 20%</p> <p>RCNLD (All Sources) 5,574,403</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 154,611</p> <p>Total Improvement Value 5,729,014</p> <p>Land Value 625,642</p> <p>Cost Approach Value 6,354,656 92.46/SqFt</p>	<p>Image ID 955490</p> <p>Image Date 4/20/2021</p> <p>Name IMG_0024.JPG</p> <p>Description REVAL 2022</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & 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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 154,611</p> <p>Land Value 625,642</p> <p>Total Appraised Value 6,354,656 92.46/SqFt</p>



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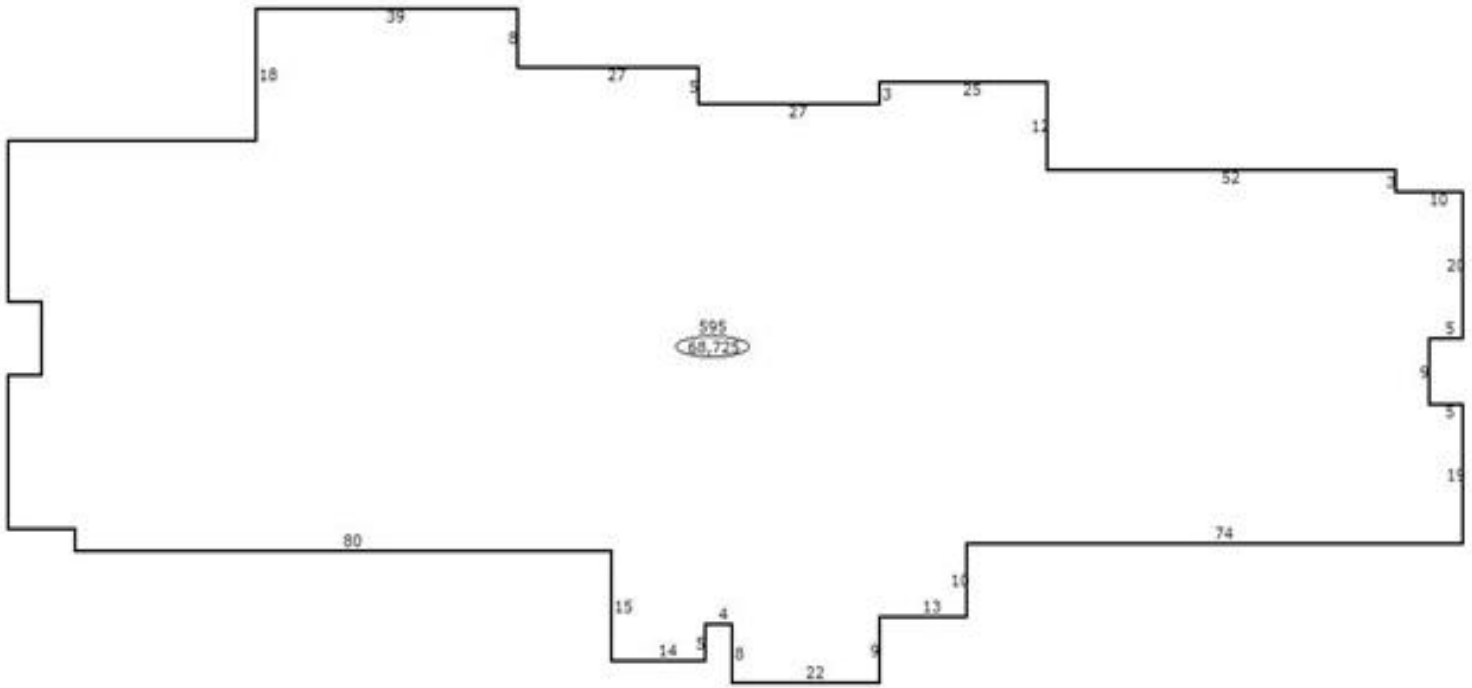
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Sketch Image

660098990



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	595		20	595	13,745	5.000	68,725
Total Building Area						13,745		68,725



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Account 660098990
 Parcel ID 00000-00-0-220303-001-0002
 Cadastral ID 31-20-15-06010

Tax Area Code 1
 Property Class UCP
 Owners Name CATOOSA HOSPITALITY LLC

Building Data

Building ID 4454
 Building Sequence 1
 Occupancy 1 595 Hotel, Limited Service 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 68,725
 Average Perimeter 654
 Number Of Storys 5.00
 Average Wall Ht 12.00
 Year Built 2019
 Effective Age 4
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 3 - Average
 Condition 3 - Average
 Exterior Wall 85 - Stud EIFS (Synthetic Stucco)
 Heating/Cooling 7 - Package Unit
 Roof Type Flat
 Roof Cover Composition Roll

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_0024.JPG
 Image Date 4/20/2021
 Image Name IMG_0024.JPG
 Description REVAL 2022

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 81.24
 Wall Cost 6.14
 HVAC Cost 17.13
 Basement Cost 0.00
 Total Base Cost 104.51
 Total Area 68,725
 Base RCN 7,182,450
 Misc Impr Value 75,888

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 7,258,338
 Physical Depreciation 4%
 Functional Depreciation
 Total Depreciation 4% (290,334)
 Total RCNLD 6,968,004
 Lump Sums
 Total Building Value 6,968,004 \$ 101.39 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
SG	SWIM-GUNITE	2019	1	1	30,000.00		30,000
PATO	Slab Porch - Open	2019	20X27	540	8.60		4,644
PATO	Slab Porch - Open	2019	38X16	608	8.60		5,229
CWCN	CANOPY	2019	30X50	1,500	24.01		36,015
Total Misc Improvement							75,888



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EXLT	Exterior Lighting	0x0x0			15
	Qual 4	Cond 4	Year 2022	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1,621.27 x 15)		24,319	3,891	20,428

	PAVA	PAVING - ASPHALT	0x0x0		Paved-Asphalt	51,776
	Qual 4	Cond 4	Year 2019	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.41 x 51,776)		176,556	42,373	134,183

Total Site Improvement Value 154,611