



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:37:28  
Page 1

Assessment Data					Primary Image				
Account	660101086								
Parcel ID	19N16E-24-1-00000-000-0001								
Cadastral ID	24-19-16-00200								
Property Type	REAL - Real Property								
Property Class	CEX	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	323705								
SOFIDEL AMERICA CORP									
att: LUIGI LAZZARESCHI									
300 WELSH RD BUILDNG ONE									
HORSHAM PA 19044-0000									
Parcel Location									
Situs	16400 E 620 RD								
Subdivision									
Lot/Block	/	Parcel Size	124.04 - Acres						
Sec/Twn/Rng	24 / 19 / 16 / 1								
Neighborhood	5001 - TASC 2016								
School District	S005 - INOLA SCHOOLS								
Legal Description					REVAL 2022	3/16/2021			
Lat/Long: 36.11450129 -95.55075464					Building Permits				
A TR IN THE E2 OF 24-19-16 CONSISTING OF ONLY THAT PORTION CONTAINED IN SECTION 24-19-16 WITHIN A TR DESC 2688-479 AS BEING PART OF E2 OF 24-19-16 AND W2 OF 19-19-17 MORE PARTICULARLY DESCRIBED AS COMM NE/C SEC 24-19-16; S01 2329E ALONG E LINE NE OF SEC 24 299.47' TO POB; TH ENTERING W2 SEC 19-19-17 N90E 1932.85';					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2688/479	PUBLIC SERVICE COMPANY	01/26/2018	1,076,000	WG
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	2019	Land Value	1,418,314	0	11%	0	Assessed	0	0.00
Year Frozen		Improvements	245,081,686	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	246,500,000	0		0	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660101086	SOFIDEL AMERICA CORP			19	246,500,000	0		.00
2024	2024-660101086	SOFIDEL AMERICA CORP			19	246,500,000	0		.00
2023	2023-660101086	SOFIDEL AMERICA CORP			19	246,500,000	0		.00
2022	2022-660101086	SOFIDEL AMERICA CORP			19	246,500,000	0		.00
2021	2021-660101086	SOFIDEL AMERICA CORP			19	246,523,192	0		.00
2020	2020-660101086	SOFIDEL AMERICA CORP			19	23,192	0		.00
2019	2019-660101086	SOFIDEL AMERICA CORP			19	23,192	0	2,551	211.00
2018	2018-660101086	SOFIDEL AMERICA CORP			19	23,238	0	2,556	213.00



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:37:28  
 Page 2

Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	5,403,182.00 x .26 = 1,418,314		
Factor Value	0		
Adjustments			
Lot Value	1,418,314		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	953199
Total Building Area	1,765,927	Image Date	3/16/2021
Total Base Value	151,116,742	Name	IMG_0008.JPG
Modifier Value		Description	REVAL 2022
Misc Improvements	6,077,920		
Replacement Cost New	157,194,662		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	150,911,615		
Economic Depreciation			
RCNLD (All Sources)	150,911,615		
Depreciated Improvements			
Outbuilding Value	6,856,223		
Total Improvement Value	157,767,838		
Land Value	1,418,314		
Cost Approach Value	159,186,152		90.14/SqFt
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Correlated Value
Vacancy & Collection Loss		Total Improvement Value	6,856,223
Miscellaneous Income		Land Value	1,418,314
Effective Gross Income (EGI)		Total Appraised Value	246,500,000
Total Expenses			139.59/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

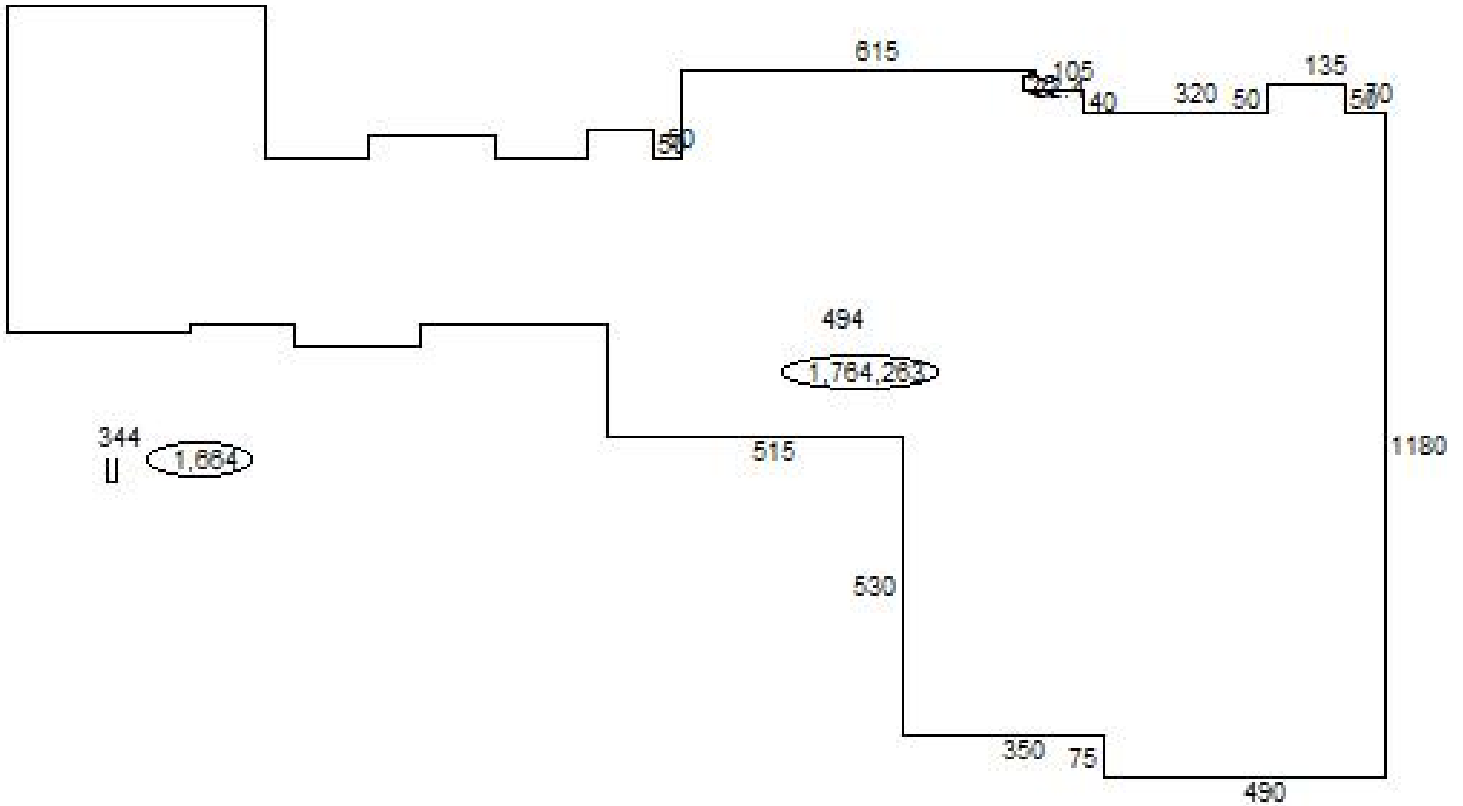
Date 04/18/2026

Time 09:37:28

Page 3

Sketch Image

660101086



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		500	494	1,764,263	1.000	1,764,263
2	C	344		500	344	1,664	1.000	1,664
<b>Total Building Area</b>						1,765,927		1,765,927



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:37:28  
 Page 4

Account 660101086  
 Parcel ID 19N16E-24-1-00000-000-0001  
 Cadastral ID 24-19-16-00200

Tax Area Code 19  
 Property Class CEX  
 Owners Name SOFIDEL AMERICA CORP

### Building Data

Building ID 4774  
 Building Sequence 1  
 Occupancy 1 344 Office Building 100%  
 Occupancy 2  
 Occupancy 3  
 Total Floor Area 1,664  
 Average Perimeter 228  
 Number Of Storys 1.00  
 Average Wall Ht 10.00  
 Year Built 2020  
 Effective Age 3  
 Construction Class 7 - Pre-Engineered Steel Frame  
 Quality 3 - Average  
 Condition 3 - Average  
 Exterior Wall 88 - Stud Metal Siding  
 Heating/Cooling 8 - Warmed and Cooled Air  
 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 IMG\_0008.JPG  
 Image Date 3/16/2021  
 Image Name IMG\_0008.JPG  
 Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
 Zone Description  
 Base Cost 96.03  
 Wall Cost 29.66  
 HVAC Cost 16.72  
 Basement Cost 0.00  
 Total Base Cost 142.41  
 Total Area 1,664  
 Base RCN 236,970  
 Misc Impr Value

Manual Date 01/2025  
 Base Year 2026  
 Modifier Value  
 Total Replacement Cost 236,970  
 Physical Depreciation 2%  
 Functional Depreciation  
 Total Depreciation 2% (4,739)  
 Total RCNLD 232,231  
 Lump Sums  
 Total Building Value 232,231 \$ 139.56 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:37:28  
Page 5

Account 660101086  
Parcel ID 19N16E-24-1-00000-000-0001  
Cadastral ID 24-19-16-00200

Tax Area Code 19  
Property Class CEX  
Owners Name SOFIDEL AMERICA CORP

### Building Data

Building ID 4773  
Building Sequence 2  
Occupancy 1 494 Industrials, Light Mftg. 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 1,764,263  
Average Perimeter 8,270  
Number Of Storys 1.00  
Average Wall Ht 14.00  
Year Built 2020  
Effective Age 3  
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 IMG\_0008.JPG  
Image Date 3/16/2021  
Image Name IMG\_0008.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 63.81  
Wall Cost 1.39  
HVAC Cost 20.32  
Basement Cost 0.00  
Total Base Cost 85.52  
Total Area 1,764,263  
Base RCN 150,879,772  
Misc Impr Value 6,077,920

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 156,957,692  
Physical Depreciation 4%  
Functional Depreciation  
Total Depreciation 4% (6,278,308)  
Total RCNLD 150,679,384  
Lump Sums  
Total Building Value 150,679,384 \$ 85.41 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 09:37:28

Page 6

660101086

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		1,375,095
	Qual 4	Cond 4	Year 2020	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 1,375,095)		7,618,026	761,803	6,856,223
		<b>Total Site Improvement Value</b>		<b>6,856,223</b>