



# 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	660102215								
Parcel ID	000000-0-0-00253-001-0001								
Cadastral ID	27-20-14-00111								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	343604								
15437 EP LLC									
15437 E PINE ST TULSA OK 74116-0000									
Parcel Location									
Situs	15437 E PINE ST								
Subdivision	DMI SAMURAI ADDITION								
Lot/Block	0001 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	27 / 20 / 14 / 5								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17805235 -95.80484836									
Building Permits									
LOT 1 BLOCK 1 DMI-SAMURAI ADDITION									
Number	Description	Opened	Closed	Amount					
170438	R21- NEW BLDG	04/2019	08/2020						
R20	R21- SPLIT POSS NEW CONST	02/2019	08/2020						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	SAMURAI EQUIPMENT LLC	11/20/2023	2,778,000	19
					/	DMI INTERNATIONAL LLC 1/2 INT &	08/23/2022	1,380,000	5
					/	TULSA CEMENT LLC	11/08/2018	264,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2024	Land Value	264,000	264,000	11%	29,040	Assessed	276,380	29,478.69
Year Frozen		Improvements	2,362,819	2,248,541		247,340	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	2,626,819	2,512,541		276,380	Total Taxable	276,380	29,479.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660102215	15437 EP LLC	1	2,392,897	0	263,219	28,075.00		
2024	2024-660102215	15437 EP LLC	1	2,320,563	0	255,262	26,928.00		
2023	2023-660102215	SAMURAI EQUIPMENT LLC	1	2,271,516	0	169,983	17,445.00		
2022	2022-660102215	SAMURAI EQUIPMENT LLC	1	2,192,160	0	161,889	16,250.00		
2021	2021-660102215	DMI INTERNATIONAL INC 1/2 INT &	1	1,401,635	0	154,180	13,565.00		
2020	2020-660102215	DMI INTERNATIONAL INC 1/2 INT &	1	264,000	0	29,040	2,572.00		
2019	2019-660102215	DMI INTERNATIONAL INC 1/2 INT &	1	264,000	0	29,040	2,608.00		



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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 239,580.00 x .53 = 127,413</p> <p>Factor Value 0</p> <p>Adjustments 207.2%</p> <p>Lot Value 264,000</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 21,274</p> <p>Total Base Value 2,082,414</p> <p>Modifier Value</p> <p>Misc Improvements 140,681</p> <p>Replacement Cost New 2,223,095</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 2,146,236</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 2,146,236</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 216,583</p> <p>Total Improvement Value 2,362,819</p> <p>Land Value 264,000</p> <p>Cost Approach Value 2,626,819 123.48/SqFt</p>	<p>Image ID 962043</p> <p>Image Date 6/9/2021</p> <p>Name IMG_0007.JPG</p> <p>Description REVAL 2022</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 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 216,583</p> <p>Land Value 264,000</p> <p>Total Appraised Value 2,626,819 123.48/SqFt</p>

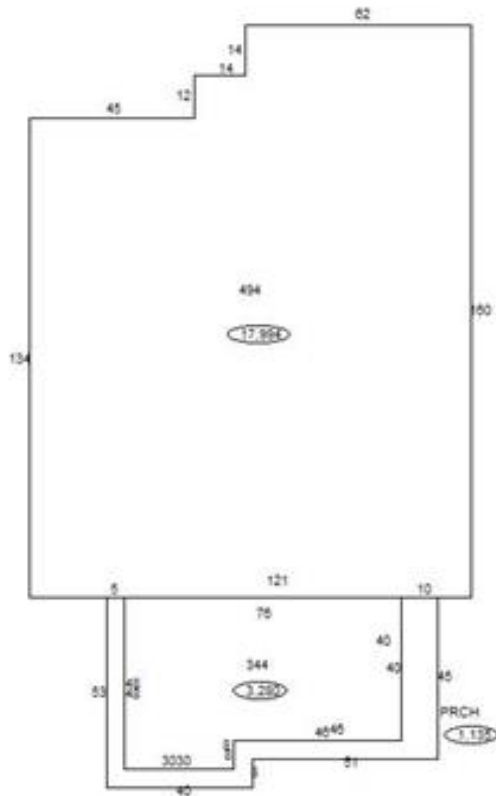


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Sketch Image

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SHIP	40	8
ASC	880	22
SHIP	40	8
ASC	880	22
SHIP	40	8
ASC	880	22
SHIP	40	8
ASC	880	22
SHIP	40	8
ASC	880	22
SHIP	40	8
SHIP	40	8
SHIP	40	8
SHIP	40	8
SHIP	40	8

**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		40	494	17,994	1.000	17,994
2	C	344		40	344	3,280	1.000	3,280
3	M	PRCH		40	PRCH	1,135	1.000	1,135
4	O	ASC		50	ASC	880	1.000	880
5	O	SHIP		50	SHIP	320	1.000	320
6	O	SHIP		50	SHIP	320	1.000	320
7	O	ASC		50	ASC	880	1.000	880
8	O	ASC		50	ASC	880	1.000	880
9	O	ASC		50	ASC	880	1.000	880
10	O	ASC		50	ASC	880	1.000	880
11	O	ASC		50	ASC	880	1.000	880
12	O	SHIP		50	SHIP	320	1.000	320
13	O	SHIP		50	SHIP	320	1.000	320
14	O	SHIP		50	SHIP	320	1.000	320
15	O	SHIP		50	SHIP	320	1.000	320
16	O	SHIP		50	SHIP	320	1.000	320
17	O	SHIP		50	SHIP	320	1.000	320
18	O	SHIP		50	SHIP	320	1.000	320
19	O	SHIP		50	SHIP	320	1.000	320
<b>Total Building Area</b>						21,274		21,274



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Account 660102215  
Parcel ID 000000-0-0-00253-001-0001  
Cadastral ID 27-20-14-00111

Tax Area Code 1  
Property Class UCP  
Owners Name 15437 EP LLC

### Building Data

Building ID 4652  
Building Sequence 1  
Occupancy 1 494 Industrials, Light Mftg. 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 17,994  
Average Perimeter 562  
Number Of Storys 1.00  
Average Wall Ht 33.00  
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 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 IMG\_0007.JPG  
Image Date 6/9/2021  
Image Name IMG\_0007.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 63.69  
Wall Cost 21.01  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 84.70  
Total Area 17,994  
Base RCN 1,524,092  
Misc Impr Value 95,746

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 1,619,838  
Physical Depreciation 4%  
Functional Depreciation  
Total Depreciation 4% (64,794)  
Total RCNLD 1,555,044  
Lump Sums  
Total Building Value 1,555,044 \$ 86.42 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PACN	PAVING - CONCRETE	2020	21662	21,662	4.42		95,746
<b>Total Misc Improvement</b>							<b>95,746</b>



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Account 660102215  
Parcel ID 000000-0-0-00253-001-0001  
Cadastral ID 27-20-14-00111

Tax Area Code 1  
Property Class UCP  
Owners Name 15437 EP LLC

### Building Data

Building ID 4653  
Building Sequence 2  
Occupancy 1 344 Office Building 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,280  
Average Perimeter 248  
Number Of Storys 1.00  
Average Wall Ht 20.00  
Year Built 2020  
Effective Age 3  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 82 - Stud Brick Veneer  
Heating/Cooling 8 - Warmed and Cooled Air  
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\_0007.JPG  
Image Date 6/9/2021  
Image Name IMG\_0007.JPG  
Description REVAL 2022

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 91.59  
Wall Cost 61.91  
HVAC Cost 16.72  
Basement Cost 0.00  
Total Base Cost 170.22  
Total Area 3,280  
Base RCN 558,322  
Misc Impr Value 44,935

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 603,257  
Physical Depreciation 2%  
Functional Depreciation  
Total Depreciation 2% (12,065)  
Total RCNLD 591,192  
Lump Sums  
Total Building Value 591,192 \$ 180.24 Per SqFt

### Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		1135	1,135	39.59		44,935
<b>Total Misc Improvement</b>							<b>44,935</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		47,198
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.42 x 47,198)			208,615	31,292		177,323
	ASC	Awing/Shelter/Carport	40x22x10	Gravel	Formed Metal	880
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.56 x 880)			4,013	803		3,210
	ASC	Awing/Shelter/Carport	40x22x10	Gravel	Formed Metal	880
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.56 x 880)			4,013	803		3,210
	ASC	Awing/Shelter/Carport	40x22x10	Gravel	Formed Metal	880
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.56 x 880)			4,013	803		3,210
	ASC	Awing/Shelter/Carport	40x22x10	Gravel	Formed Metal	880
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.56 x 880)			4,013	803		3,210
	ASC	Awing/Shelter/Carport	40x22x10	Gravel	Formed Metal	880
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.56 x 880)			4,013	803		3,210
	ASC	Awing/Shelter/Carport	40x22x10	Gravel	Formed Metal	880
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.56 x 880)			4,013	803		3,210



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SHIP Shipping/Storage Container 8x40x8 320  
Qual 0 Cond 0 Year 0 Eff Age 0

**Valuation Summary** **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**  
Base Cost (6.25 x 320) 2,000 2,000



SHIP Shipping/Storage Container 8x40x8 320  
Qual 0 Cond 0 Year 0 Eff Age 0

**Valuation Summary** **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**  
Base Cost (6.25 x 320) 2,000 2,000



SHIP Shipping/Storage Container 8x40x8 320  
Qual 0 Cond 0 Year 0 Eff Age 0

**Valuation Summary** **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**  
Base Cost (6.25 x 320) 2,000 2,000



SHIP Shipping/Storage Container 8x40x8 320  
Qual 0 Cond 0 Year 0 Eff Age 0

**Valuation Summary** **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**  
Base Cost (6.25 x 320) 2,000 2,000



SHIP Shipping/Storage Container 8x40x8 320  
Qual 0 Cond 0 Year 0 Eff Age 0

**Valuation Summary** **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**  
Base Cost (6.25 x 320) 2,000 2,000



SHIP Shipping/Storage Container 8x40x8 320  
Qual 0 Cond 0 Year 0 Eff Age 0

**Valuation Summary** **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**  
Base Cost (6.25 x 320) 2,000 2,000



SHIP Shipping/Storage Container 8x40x8 320  
Qual 0 Cond 0 Year 0 Eff Age 0

**Valuation Summary** **Modifier Total** **RCN** **Depr (% Phys/ % Func)** **RCNLD**  
Base Cost (6.25 x 320) 2,000 2,000



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SHIP	Shipping/Storage Container				8x40x8				320
<b>Qual</b>	0	<b>Cond</b>	0	<b>Year</b>	0	<b>Eff Age</b>	0		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.25 x 320)			2,000	2,000



SHIP	Shipping/Storage Container				8x40x8				320
<b>Qual</b>	0	<b>Cond</b>	0	<b>Year</b>	0	<b>Eff Age</b>	0		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.25 x 320)			2,000	2,000



SHIP	Shipping/Storage Container				8x40x8				320
<b>Qual</b>	0	<b>Cond</b>	0	<b>Year</b>	0	<b>Eff Age</b>	0		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.25 x 320)			2,000	2,000

<b>Total Site Improvement Value</b>	<b>216,583</b>
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