



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:00:34
 Page 1

Assessment Data				Primary Image															
Account 660103269 Parcel ID 21N15E-29-2-00000-009-0000 Cadastral ID 29-21-15-01023 Property Type REAL - Real Property Property Class RC VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 329086 PECAN GROVE OFFICE PARK THREE LLC 321 S BOSTON STE 200 TULSA OK 74103-0000 Parcel Location Situs 23996 S KEETONVILLE RD Subdivision Lot/Block / Parcel Size 4 - Acres Sec/Twn/Rng 29 / 21 / 15 / 2 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS																			
Legal Description Lat/Long: 36.27163500 -95.73482200										Building Permits									
TR DESC AS COMM SW/C NW; N89.5352E 1382.04' TO POB; N00 0608W 324.04'; N89.5617E 538.03'; S00.0608E 323.66'; S89.5352W 538 03' TO POB.				<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	OPPENHEIMER, REED & GABRIELLE	08/29/2019	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax										
Remove Cap	0		Land Value 557	557	11%	61	Assessed	6,722	695.31										
Year Frozen			Improvements 197,182	60,558		6,661	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 197,739	61,115		6,722	Total Taxable	6,722	695.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660103269	PECAN GROVE OFFICE PARK THREE LLC			23	200,377	0	6,402	662.00										
2024	2024-660103269	PECAN GROVE OFFICE PARK THREE LLC			23	55,434	0	6,097	639.00										
2023	2023-660103269	PECAN GROVE OFFICE PARK THREE LLC			23	83,375	0	9,171	927.00										
2022	2022-660103269	PECAN GROVE OFFICE PARK THREE LLC			23	83,396	0	9,173	930.00										
2021	2021-660103269	PECAN GROVE OFFICE PARK THREE LLC			23	122,398	0	13,464	1,377.00										
2020	2020-660103269	PECAN GROVE OFFICE PARK THREE LLC			23	122,398	0	13,464	1,383.00										



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Date 04/18/2026
 Time 10:00:34
 Page 2

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</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 1,824</p> <p>Total Base Value 317,321</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 317,321</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 165,007</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 165,007</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 32,175</p> <p>Total Improvement Value 197,182</p> <p>Land Value</p> <p>Cost Approach Value 197,182 108.10/SqFt</p>	<p>Image ID 998426</p> <p>Image Date 5/13/2022</p> <p>Name IMG_0015.JPG</p> <p>Description REVAL 2023</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 32,175</p> <p>Land Value</p> <p>Total Appraised Value 197,739 108.41/SqFt</p>



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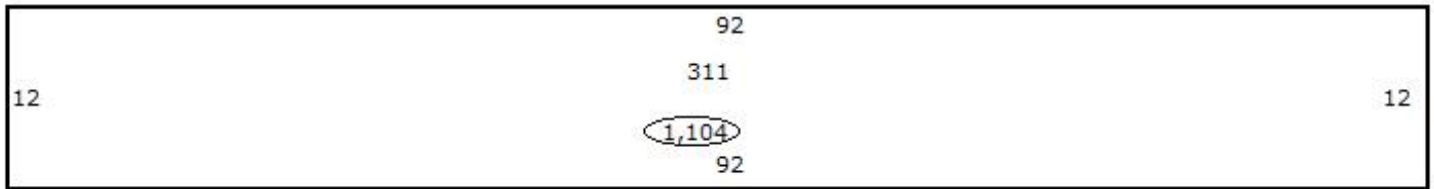
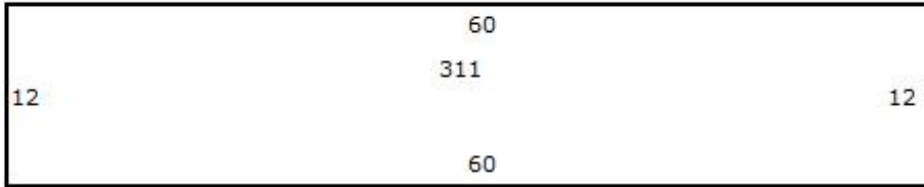
Date 04/18/2026

Time 10:00:34

Page 3

Sketch Image

660103269



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	311		13	311	1,104	1.000	1,104
2	U	311		13	311	720	1.000	720
Total Building Area						1,104		1,104



Rogers

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Date 04/18/2026
Time 10:00:34
Page 4

Account 660103269
Parcel ID 21N15E-29-2-00000-009-0000
Cadastral ID 29-21-15-01023

Tax Area Code 23
Property Class RC
Owners Name PECAN GROVE OFFICE PARK THREE LLC

Building Data

Building ID 3663
Building Sequence 1
Occupancy 1 311 Clubhouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,824
Average Perimeter 352
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 1990
Effective Age 23
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 87 - Stud Hardboard Siding
Heating/Cooling 7 - Package Unit
Roof Type Gable
Roof Cover

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_0015.JPG
Image Date 5/13/2022
Image Name IMG_0015.JPG
Description REVAL 2023

Cost Calculations

Appraisal Zone 4
Zone Description
Base Cost 80.78
Wall Cost 80.86
HVAC Cost 12.33
Basement Cost 0.00
Total Base Cost 173.97
Total Area 1,824
Base RCN 317,321
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 317,321
Physical Depreciation 48%
Functional Depreciation
Total Depreciation 48% (152,314)
Total RCNLD 165,007
Lump Sums
Total Building Value 165,007 \$ 90.46 Per SqFt



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Date 04/18/2026

Time 10:00:34

Page 5

660103269

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	FRAME CANOPY 26*60	0x0x0			33,150
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 33,150)		33,150	11,271	21,879
	FLV	CONC SLAB 2 @ 26*60	0x0x0			15,600
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
		Base Cost (1.00 x 15,600)		15,600	5,304	10,296
Total Site Improvement Value						32,175



Rogers

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Date 04/18/2026
Time 10:00:34
Page 6

Agland Inventory

660103269

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	NTV PST	58			4.000	139	139	557	557
NTV PST Totals						4.000			557	557
Total Agland						4.000			557	557