



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:06:38
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Assessment Data					Primary Image																																																												
Account 660103681 Parcel ID 000000-00-0-00239-001-0001 Cadastral ID 28-20-15-00421 Property Type REAL - Real Property Property Class RCP VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 345784 K2C GYMS LLC 6205 E 580 RD CATOOSA OK 74015-0000 Parcel Location Situs 06165 E 580 RD Subdivision D1 GYMS Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 20 / 15 / 5 Neighborhood 5001 - TASC 2016 School District S002 - CATOOSA SCHOOLS					<p>660103681_001.JPG 10/8/2025</p>																																																												
Legal Description Lot/Long: 36.17761090 -95.72375398 LOT 1 BLOCK 1 D1 GYMS.																																																																	
Exemptions					Building Permits																																																												
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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	101,000.00 x .80 =	81,088	
Factor Value	0		
Adjustments	37%		
Lot Value	30,003		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1097931
Total Building Area	14,328	Image Date	10/8/2025
Total Base Value	1,305,435	Name	001.JPG
Modifier Value		Description	660103681_001.JPG
Misc Improvements	7,872		
Replacement Cost New	1,313,307		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	1,267,084		
Economic Depreciation			
RCNLD (All Sources)	1,267,084		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	1,267,084		
Land Value	30,003		
Cost Approach Value	1,297,087	90.53/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	30,003
Effective Gross Income (EGI)		Total Appraised Value	1,297,087 90.53/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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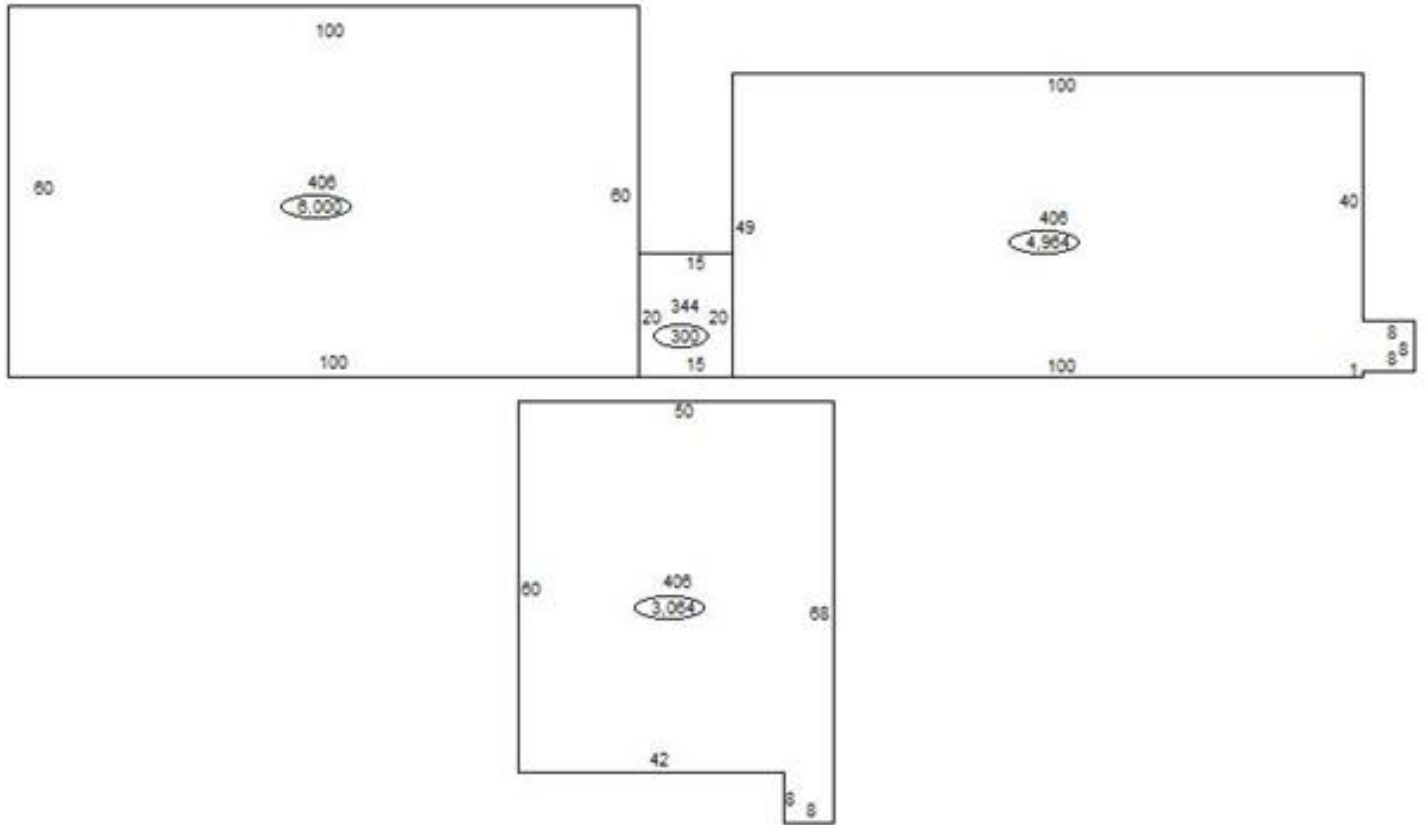
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Sketch Image

660103681



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		30	406	3,064	1.000	3,064
2	C	406		30	406	4,964	1.000	4,964
3	C	344		30	344	300	1.000	300
4	C	406		30	406	6,000	1.000	6,000
Total Building Area						14,328		14,328



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Account 660103681
 Parcel ID 000000-00-0-00239-001-0001
 Cadastral ID 28-20-15-00421

Tax Area Code 20
 Property Class RCP
 Owners Name K2C GYMS LLC

Building Data

Building ID 4885
 Building Sequence 1
 Occupancy 1 406 Storage Warehouse 100%
 Occupancy 2
 Occupancy 3
 Total Floor Area 3,064
 Average Perimeter 236
 Number Of Storys 1.00
 Average Wall Ht 18.00
 Year Built 2020
 Effective Age 4
 Construction Class 7 - Pre-Engineered Steel Frame
 Quality 3 - Average
 Condition 2 - Fair
 Exterior Wall 88 - Stud Metal Siding
 Heating/Cooling 7 - Package Unit
 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_0001.JPG
 Image Date 11/3/2021
 Image Name IMG_0001.JPG
 Description REVAL 2022

Cost Calculations

Appraisal Zone 3
 Zone Description
 Base Cost 48.59
 Wall Cost 28.90
 HVAC Cost 17.13
 Basement Cost 0.00
 Total Base Cost 94.62
 Total Area 3,064
 Base RCN 289,916
 Misc Impr Value 7,872

Manual Date 01/2025
 Base Year 2026
 Modifier Value
 Total Replacement Cost 297,788
 Physical Depreciation 4%
 Functional Depreciation
 Total Depreciation 4% (11,912)
 Total RCNLD 285,876
 Lump Sums
 Total Building Value 285,876 \$ 93.30 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PAVA	Paving - Asphalt	2020	40X60	2,400	3.28		7,872
Total Misc Improvement							7,872



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Account 660103681
Parcel ID 000000-00-0-00239-001-0001
Cadastral ID 28-20-15-00421

Tax Area Code 20
Property Class RCP
Owners Name K2C GYMS LLC

Building Data

Building ID 4886
Building Sequence 2
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,964
Average Perimeter 314
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 2020
Effective Age 4
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
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_0003.JPG
Image Date 11/3/2021
Image Name IMG_0003.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 48.43
Wall Cost 23.73
HVAC Cost 17.13
Basement Cost 0.00
Total Base Cost 89.29
Total Area 4,964
Base RCN 443,236
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 443,236
Physical Depreciation 4%
Functional Depreciation
Total Depreciation 4% (17,729)
Total RCNLD 425,507
Lump Sums
Total Building Value 425,507 \$ 85.72 Per SqFt



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Account 660103681
Parcel ID 000000-00-0-00239-001-0001
Cadastral ID 28-20-15-00421

Tax Area Code 20
Property Class RCP
Owners Name K2C GYMS LLC

Building Data

Building ID 4887
Building Sequence 3
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 300
Average Perimeter 70
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2021
Effective Age 3
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 2 - Fair
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_0004.JPG
Image Date 11/3/2021
Image Name IMG_0004.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 124.00
Wall Cost 50.51
HVAC Cost 20.90
Basement Cost 0.00
Total Base Cost 195.41
Total Area 300
Base RCN 58,623
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 58,623
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (1,172)
Total RCNLD 57,451
Lump Sums
Total Building Value 57,451 \$ 191.50 Per SqFt



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Parcel ID 000000-00-0-00239-001-0001
Cadastral ID 28-20-15-00421

Tax Area Code 20
Property Class RCP
Owners Name K2C GYMS LLC

Building Data

Building ID 4888
Building Sequence 4
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,000
Average Perimeter 320
Number Of Storys 1.00
Average Wall Ht 18.00
Year Built 2021
Effective Age 3
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 7 - Package Unit
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_0005.JPG
Image Date 11/3/2021
Image Name IMG_0005.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 48.47
Wall Cost 20.01
HVAC Cost 17.13
Basement Cost 0.00
Total Base Cost 85.61
Total Area 6,000
Base RCN 513,660
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 513,660
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (15,410)
Total RCNLD 498,250
Lump Sums
Total Building Value 498,250 \$ 83.04 Per SqFt