



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	660105039									
Parcel ID	20N15E-07-2-00000-001-0000									
Cadastral ID	07-20-15-02200									
Property Type	REAL - Real Property									
Property Class	RCP	VI Area	3							
Tax Area	20 - CATOOSA RURAL									
Name ID	317925									
KJL PROPERTIES LLC										
4730 N 193RD E AVE CATOOSA OK 74015-0000										
Parcel Location										
Situs	05220 N 193RD E AVE									
Subdivision	MAILBOX MONEY									
Lot/Block	0001 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	7 / 20 / 15 / 5									
Neighborhood	1908 - MAILBOX MONEY									
School District	S002 - CATOOSA SCHOOLS									
Legal Description	Lat/Long: 36.23073027 -95.76083227			NEW CONSTRUCTION 12/7/2023						
LOT 1 BLOCK 1 MAILBOX MONEY				Building Permits						
				Number	Description	Opened	Closed	Amount		
				CV21	CV23-POSS NEW BUILDING	04/2021	02/2024			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	0	Land Value	150,000	150,000	11%	16,500	Assessed	397,843	36,943.70	
Year Frozen		Improvements	4,119,552	3,466,749		381,343	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	4,269,552	3,616,749		397,843	Total Taxable	397,843	36,944.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105039	KJL PROPERTIES LLC			20	3,444,523	0	378,898	35,184.00	
2024	2024-660105039	KJL PROPERTIES LLC			20	3,419,401	0	376,134	34,025.00	
2023	2023-660105039	KJL PROPERTIES LLC			20	10,328	0	1,136	99.00	
2022	2022-660105039	KJL PROPERTIES LLC			20	10,328	0	1,136	99.00	
2021	2021-660105039	KJL PROPERTIES LLC			20	10,328	0	1,136	100.00	




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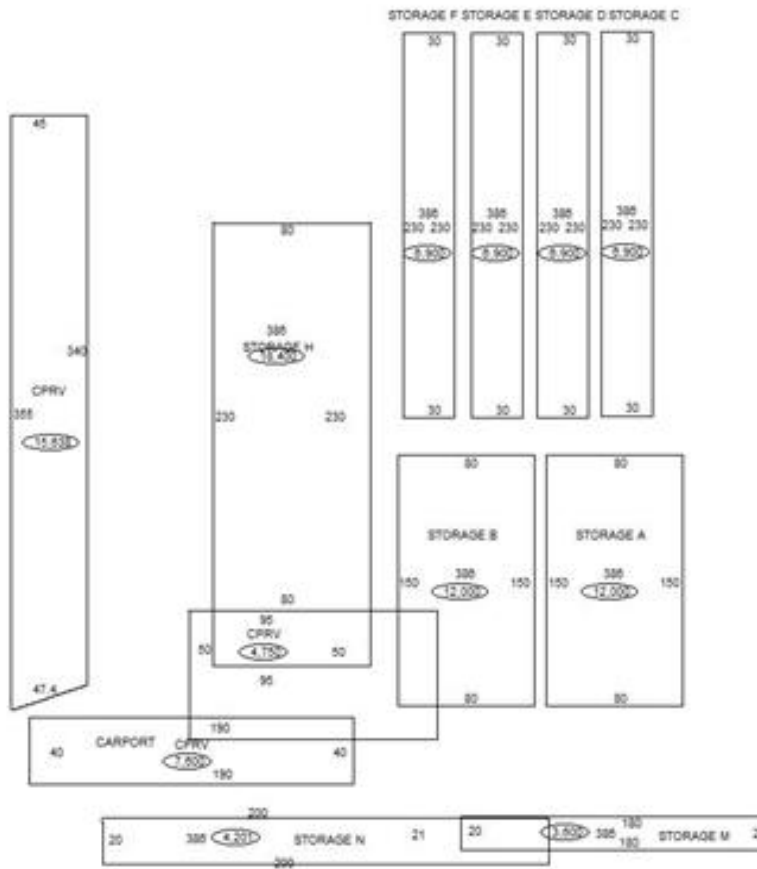
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1243 NBHD 2014 #1</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 4.40 x 1.36 = 6</p> <p>Factor Value 0</p> <p>Adjustments 2500000%</p> <p>Lot Value 150,000</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 77,801</p> <p>Total Base Value 4,842,431</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 4,842,431</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 3,202,119</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 3,202,119</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 917,433</p> <p>Total Improvement Value 4,119,552</p> <p>Land Value 150,000</p> <p>Cost Approach Value 4,269,552 54.88/SqFt</p>	<p>Image ID 1035128</p> <p>Image Date 12/7/2023</p> <p>Name IMG_0016.JPG</p> <p>Description NEW CONSTRUCTION</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 917,433</p> <p>Land Value 150,000</p> <p>Total Appraised Value 4,269,552 54.88/SqFt</p>



Sketch Image

660105039



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	CPRV		77	CPRV	15,638	1.000	15,638
2	O	CPRV		77	CPRV	7,600	1.000	7,600
3	N	0		77	CARPORT		0.000	
4	O	CPRV		50	CPRV	4,750	1.000	4,750
5	C	386		59	386	4,201	1.000	4,201
6	N	0		77	STORAGE N		0.000	
7	C	386		67	386	18,400	1.000	18,400
8	N	0		77	STORAGE H		0.000	
9	C	386		77	386	6,900	1.000	6,900
10	C	386		77	386	6,900	1.000	6,900
11	C	386		77	386	6,900	1.000	6,900
12	C	386		77	386	6,900	1.000	6,900
13	C	386		77	386	12,000	1.000	12,000
14	C	386		77	386	12,000	1.000	12,000
15	N	0		77	STORAGE F		0.000	
16	N	0		77	STORAGE E		0.000	
17	N	0		77	STORAGE D		0.000	
18	N	0		77	STORAGE C		0.000	
19	N	0		77	STORAGE B		0.000	
20	N	0		77	STORAGE A		0.000	
21	C	386		77	386	3,600	1.000	3,600
22	N	0		77	STORAGE M		0.000	
Total Building Area						77,801		77,801



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Account 660105039
Parcel ID 20N15E-07-2-00000-001-0000
Cadastral ID 07-20-15-02200

Tax Area Code 20
Property Class RCP
Owners Name KJL PROPERTIES LLC

Building Data

Building ID 5088
Building Sequence 1
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,201
Average Perimeter 441
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2023
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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_0018.JPG
Image Date 12/7/2023
Image Name IMG_0018.JPG
Description NEW CONSTRUCTION

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.28
Wall Cost 19.09
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 61.37
Total Area 4,201
Base RCN 257,815
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 257,815
Physical Depreciation 3%
Functional Depreciation 35%
Total Depreciation 37% (95,392)
Total RCNLD 162,423
Lump Sums
Total Building Value 162,423 \$ 38.66 Per SqFt



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Account 660105039
Parcel ID 20N15E-07-2-00000-001-0000
Cadastral ID 07-20-15-02200

Tax Area Code 20
Property Class RCP
Owners Name KJL PROPERTIES LLC

Building Data

Building ID 5089
Building Sequence 2
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 18,400
Average Perimeter 620
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2023
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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_0016.JPG
Image Date 12/7/2023
Image Name IMG_0016.JPG
Description NEW CONSTRUCTION

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 43.47
Wall Cost 6.13
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 49.60
Total Area 18,400
Base RCN 912,640
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 912,640
Physical Depreciation 3%
Functional Depreciation 35%
Total Depreciation 37% (337,677)
Total RCNLD 574,963
Lump Sums
Total Building Value 574,963 \$ 31.25 Per SqFt



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Account 660105039
Parcel ID 20N15E-07-2-00000-001-0000
Cadastral ID 07-20-15-02200

Tax Area Code 20
Property Class RCP
Owners Name KJL PROPERTIES LLC

Building Data

Building ID 5090
Building Sequence 3
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,900
Average Perimeter 520
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2023
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Shed
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_0019.JPG
Image Date 12/7/2023
Image Name IMG_0019.JPG
Description NEW CONSTRUCTION

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.78
Wall Cost 13.70
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 56.48
Total Area 6,900
Base RCN 389,712
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 389,712
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (11,691)
Total RCNLD 378,021
Lump Sums
Total Building Value 378,021 \$ 54.79 Per SqFt



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Account 660105039
Parcel ID 20N15E-07-2-00000-001-0000
Cadastral ID 07-20-15-02200

Tax Area Code 20
Property Class RCP
Owners Name KJL PROPERTIES LLC

Building Data

Building ID 5091
Building Sequence 4
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 13,800
Average Perimeter 1,040
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2023
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Shed
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_0016.JPG
Image Date 12/7/2023
Image Name IMG_0016.JPG
Description NEW CONSTRUCTION

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.78
Wall Cost 13.70
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 56.48
Total Area 13,800
Base RCN 779,424
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 779,424
Physical Depreciation 3%
Functional Depreciation 35%
Total Depreciation 37% (288,387)
Total RCNLD 491,037
Lump Sums
Total Building Value 491,037 \$ 35.58 Per SqFt



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Account 660105039
Parcel ID 20N15E-07-2-00000-001-0000
Cadastral ID 07-20-15-02200

Tax Area Code 20
Property Class RCP
Owners Name KJL PROPERTIES LLC

Building Data

Building ID 5092
Building Sequence 5
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,900
Average Perimeter 520
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2023
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Shed
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_0014.JPG
Image Date 12/7/2023
Image Name IMG_0014.JPG
Description NEW CONSTRUCTION

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.78
Wall Cost 13.70
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 56.48
Total Area 6,900
Base RCN 389,712
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 389,712
Physical Depreciation 3%
Functional Depreciation 35%
Total Depreciation 37% (144,193)
Total RCNLD 245,519
Lump Sums
Total Building Value 245,519 \$ 35.58 Per SqFt



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Account 660105039
Parcel ID 20N15E-07-2-00000-001-0000
Cadastral ID 07-20-15-02200

Tax Area Code 20
Property Class RCP
Owners Name KJL PROPERTIES LLC

Building Data

Building ID 5093
Building Sequence 6
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 12,000
Average Perimeter 460
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2023
Effective Age 2
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 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_0017.JPG
Image Date 12/7/2023
Image Name IMG_0017.JPG
Description NEW CONSTRUCTION

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 56.69
Wall Cost 8.30
HVAC Cost 13.70
Basement Cost 0.00
Total Base Cost 78.69
Total Area 12,000
Base RCN 944,280
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 944,280
Physical Depreciation 2%
Functional Depreciation 35%
Total Depreciation 36% (339,941)
Total RCNLD 604,339
Lump Sums
Total Building Value 604,339 \$ 50.36 Per SqFt



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Account 660105039
Parcel ID 20N15E-07-2-00000-001-0000
Cadastral ID 07-20-15-02200

Tax Area Code 20
Property Class RCP
Owners Name KJL PROPERTIES LLC

Building Data

Building ID 5094
Building Sequence 7
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 12,000
Average Perimeter 460
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2023
Effective Age 2
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 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_0023.JPG
Image Date 12/7/2023
Image Name IMG_0023.JPG
Description NEW CONSTRUCTION

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 56.69
Wall Cost 8.30
HVAC Cost 13.70
Basement Cost 0.00
Total Base Cost 78.69
Total Area 12,000
Base RCN 944,280
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 944,280
Physical Depreciation 2%
Functional Depreciation 35%
Total Depreciation 36% (339,941)
Total RCNLD 604,339
Lump Sums
Total Building Value 604,339 \$ 50.36 Per SqFt



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Account 660105039
Parcel ID 20N15E-07-2-00000-001-0000
Cadastral ID 07-20-15-02200

Tax Area Code 20
Property Class RCP
Owners Name KJL PROPERTIES LLC

Building Data

Building ID 5095
Building Sequence 8
Occupancy 1 386 Mini-Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,600
Average Perimeter 400
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2023
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
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_0021.JPG
Image Date 12/7/2023
Image Name IMG_0021.JPG
Description NEW CONSTRUCTION

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 42.17
Wall Cost 20.21
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 62.38
Total Area 3,600
Base RCN 224,568
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 224,568
Physical Depreciation 3%
Functional Depreciation 35%
Total Depreciation 37% (83,090)
Total RCNLD 141,478
Lump Sums
Total Building Value 141,478 \$ 39.30 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	340x45x15	Concrete	Formed Metal	15,638
	Qual 2	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (11.07 x 15,638)				173,113	65,783	107,330
	CPRV	Carport - RV	0x0x0	Concrete	Formed Metal	7,600
	Qual 2	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (11.07 x 7,600)				84,132	31,970	52,162
	CPRV	Carport - RV	0x0x0	Concrete	Formed Metal	4,750
	Qual 3	Cond 2	Year 2023	Eff Age 3		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (12.41 x 4,750)				58,948	25,348	33,600
	PAVA	Paving - Asphalt	370x65x0			24,050
	Qual 4	Cond 4	Year 2023	Eff Age 1		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.41 x 24,050)				82,011	6,561	75,450
	PAVA	Paving - Asphalt	40x460x0			18,400
	Qual 4	Cond 4	Year 2023	Eff Age 1		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (3.41 x 18,400)				62,744	5,020	57,724
	PACN	Paving - Concrete	0x0x0	Concrete		112,325
	Qual 4	Cond 4	Year 2023	Eff Age 1		
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (5.54 x 112,325)				622,281	31,114	591,167
Total Site Improvement Value						917,433