



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 660109953 Parcel ID 000419-0001-001-0-000-00 Cadastral ID 27-20-14-02710 Property Type REAL - Real Property Property Class UCP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 338987 KMK PROPERTIES LLC 131 S 147TH E AVE TULSA OK 74116-0000 Parcel Location Situs 14921 E PINE ST Subdivision KMK PROPERTIES Lot/Block 0001 / 0001 Parcel Size .89 - Lots Sec/Twn/Rng 27 / 20 / 14 / 5 Neighborhood - School District S002 - CATOOSA SCHOOLS					<p>660074014_001.JPG 2/22/2025</p>																																																					
Legal Description Lat/Long: LOT 1 BLOCK 1 KMK PROPERTIES LESS THAT ONLY THAT PORTION OF LOT 1 BLOCK 1 KMK PROPERTIES CONTAINED IN TR DESC 2025 015695 AS BEG SE/C LOT 1 BLOCK 1 KMK PROPERTIES; S88.4515W 264.26'; N01.0506W 599.63'; N88.4436E 265.15'; S01.0008E 599.68' TO POB.										Building Permits <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>CV24</td> <td>CV26 - NEW CONSTRUCTION</td> <td>01/2024</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CV24	CV26 - NEW CONSTRUCTION	01/2024																																				
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Lot Data	Primary Image												
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Value Model 1835 COMM Value Method Square-Foot Base Lot Value 1,038,470.00 x .32 = 327,136 Factor Value 0 Adjustments 213.57% Lot Value 698,664	<div style="border: 1px solid black; height: 100%; width: 100%;"></div>												
Cost Approach Manual Date 01/2025 Total Building Area 170,750 Total Base Value 15,031,123 Modifier Value Misc Improvements 770,282 Replacement Cost New 15,801,405 Phys/Func Depreciation Loss () RCN Less Phys/Func 15,643,391 Economic Depreciation RCNLD (All Sources) 15,643,391 Depreciated Improvements Outbuilding Value 1,275,231 Total Improvement Value 16,918,622 Land Value 698,664 Cost Approach Value 17,617,286 103.18/SqFt													
Income Approach Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00		Image Information Image ID Image Date Name Description											
	Value Reconciliation <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Selected Valuation Method</td> <td colspan="2">Cost Approach</td> </tr> <tr> <td>Total Improvement Value</td> <td style="text-align: right;">1,275,231</td> <td></td> </tr> <tr> <td>Land Value</td> <td style="text-align: right;">698,664</td> <td></td> </tr> <tr> <td>Total Appraised Value</td> <td style="text-align: right;">17,617,286</td> <td style="text-align: right;">103.18/SqFt</td> </tr> </table>	Selected Valuation Method	Cost Approach		Total Improvement Value	1,275,231		Land Value	698,664		Total Appraised Value	17,617,286	103.18/SqFt
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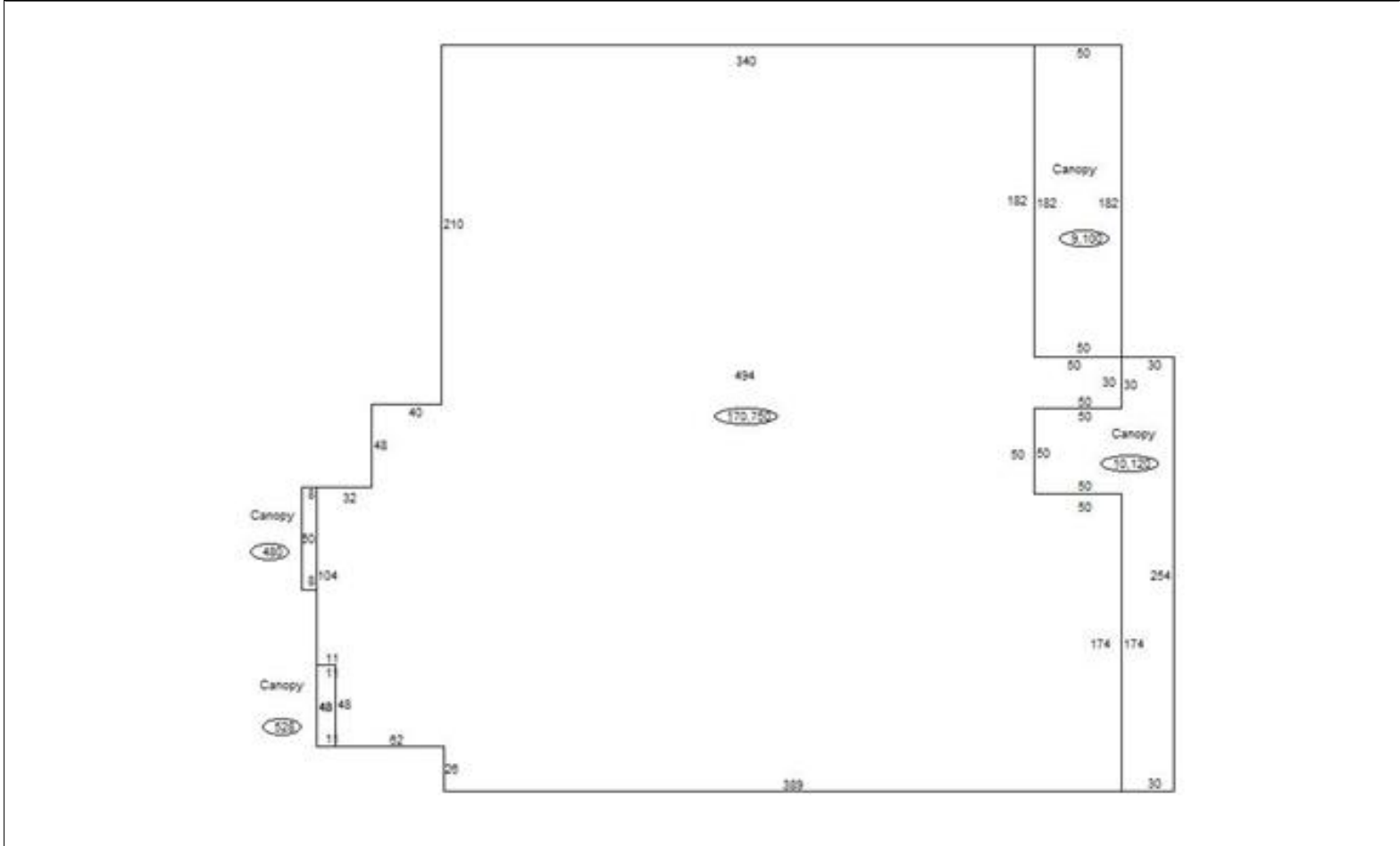
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		77	494	170,750	1.000	170,750
2	M	CNCM		77	Canopy	480	1.000	480
3	M	CNCM		77	Canopy	528	1.000	528
4	M	CNCM		77	Canopy	10,120	1.000	10,120
5	M	CNCM		77	Canopy	9,100	1.000	9,100
Total Building Area						170,750		170,750



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Account	660109953	Tax Area Code	1
Parcel ID	000419-0001-001-0-000-00	Property Class	UCP
Cadastral ID	27-20-14-02710	Owners Name	KMK PROPERTIES LLC

Building Data	Building Image
<p>Building ID 5366</p> <p>Building Sequence 1</p> <p>Occupancy 1 494 Industrials, Light Mftg. 100%</p> <p>Occupancy 2</p> <p>Occupancy 3</p> <p>Total Floor Area 170,750</p> <p>Average Perimeter 1,896</p> <p>Number Of Storys 1.00</p> <p>Average Wall Ht 30.00</p> <p>Year Built 2025</p> <p>Effective Age 1</p> <p>Construction Class 7 - Pre-Engineered Steel Frame</p> <p>Quality 4 - Good</p> <p>Condition 3 - Average</p> <p>Exterior Wall 88 - Stud Metal Siding</p> <p>Heating/Cooling 15 - No HVAC</p> <p>Roof Type Gable</p> <p>Roof Cover Metal</p> <p>Basement Area</p> <p>Basement Levels</p> <p>Basement Finish</p> <p>Finish Code - 1</p> <p>Finish Area - 1</p> <p>Finish Code - 2</p> <p>Finish Area - 2</p>	<p>Image Information</p> <p>Image Name</p> <p>Image Date</p> <p>Image Name</p> <p>Description</p>

Cost Calculations	
Appraisal Zone	3
Zone Description	
Base Cost	80.06
Wall Cost	7.97
HVAC Cost	0.00
Basement Cost	0.00
Total Base Cost	88.03
Total Area	170,750
Base RCN	15,031,123
Misc Impr Value	770,282
Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	15,801,405
Physical Depreciation	1%
Functional Depreciation	
Total Depreciation	1% (158,014)
Total RCNLD	15,643,391
Lump Sums	
Total Building Value	15,643,391 \$ 91.62 Per SqFt

Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value
CNCM	Canopy - Commercial		60x8	480	38.08		18,278
CNCM	Canopy - Commercial		48x11	528	38.08		20,106
CNCM	Canopy - Commercial		10120	10,120	38.08		385,370
CNCM	Canopy - Commercial		182x50	9,100	38.08		346,528
Total Misc Improvement							770,282



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	Paving - Concrete	0x0x0	Concrete		206,348
	Qual 5	Cond 5	Year 2025	Eff Age 0		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.18 x 206,348)		1,275,231		1,275,231
Total Site Improvement Value				1,275,231