



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 12:00:55
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Assessment Data					Primary Image									
Account	660000075				<p>660000075_001.JPG 9/23/2025</p>									
Parcel ID	20N15E-01-1-00000-000-0000													
Cadastral ID	01-20-15-00800													
Property Type	REAL - Real Property													
Property Class	UA	VI Area 3												
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI													
Name ID	345447													
47 RANCH LLC														
7941 E 430 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size 26.98 - Acres												
Sec/Twn/Rng	1 / 20 / 15 / 1													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.24794401 -95.66196203														
SW 10 ACRES & N 19.45 ACRES LOT 2 LESS TR DESC 2020-012633 AS COMM NW/C NE SEC; S01.1552E 937.02' TO POB; S01.1552E 1582 82'; N77.3920E 452.50'; N38.3427E 336.14'; N01.1402W 877.73'; N62 3853W 751.70' 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> </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					
					/	TANNER, JOE R & WAHNEE M	07/09/2015		WB					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value 4,572	4,572	11%	503	Assessed	503	52.38						
Year Frozen	0	Improvements 0	0		0	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00						
TIF Project ID	0	Total Value 4,572	4,572		503	Total Taxable	503	52.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000075	47 RANCH LLC	80	4,710	0	518	54.00							
2024	2024-660000075	TANNER, JOE R & WAHNEE M	80	4,710	0	518	49.00							
2023	2023-660000075	TANNER, JOE R & WAHNEE M	80	5,084	0	559	53.00							
2022	2022-660000075	TANNER, JOE R & WAHNEE M	80	5,084	0	559	54.00							
2021	2021-660000075	TANNER, JOE R & WAHNEE M	80	5,084	0	559	53.00							
2020	2020-660000075	TANNER, JOE R & WAHNEE M	80	5,084	0	559	53.00							
2019	2019-660000075	TANNER, JOE R & WAHNEE M	80	5,084	0	559	53.00							
2018	2018-660000075	TANNER, JOE R & WAHNEE M	80	5,084	0	559	54.00							
2017	2017-660000075	TANNER, JOE R & WAHNEE M	80	5,084	0	559	54.00							
2016	2016-660000075	TANNER, JOE R & WAHNEE M	80	5,084	0	559	54.00							
2015	2015-660000075	TANNER, JOE R & WAHNEE M	80	5,084	0	559	54.00							
2014	2014-660000075	TANNER, JOE R & WAHNEE M	80	5,084	0	559	51.00							
2013	2013-660000075	TANNER, JOE R & WAHNEE M	80	5,084	0	559	53.00							



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
	FLOOD ZONE							
Method	Units-Buildable							
Base Lot Value				660000075_001.JPG 9/23/2025				
Factor Value				GRM Approach				
Adjustments				GRM Code				
Lot Value				Gross Rent 0.00				
				Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	-			Adusted R				
Quality	-			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model 1 Res				
Exterior Wall				Adjustment Model A2 AO Test				
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach Cost Approach				
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value				
Bed/F/H Bath / /				Indicated Value 0.00 Per SqFt				
Basement Area				Aglard Value 4,572				
Garage Type				Site Improvements				
Remodel				Total Value 4,572 0.00 Total Value Per SqFt				
Year/Eff Age /								
Cost Approach								
				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

660000075

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			4.741	54	54	256	256
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			21.181	192	192	4,067	4,067
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			1.058	235	235	249	249
IMP PST Totals						26.980			4,572	4,572
Total Agland						26.980			4,572	4,572