



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	660000076				<p>660000076_001.JPG 9/23/2025</p>				
Parcel ID	20N15E-01-1-00000-000-0000								
Cadastral ID	01-20-15-00900								
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	10 - Acres						
Sec/Twn/Rng	1 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.24425253 -95.66280648									
Building Permits									
SE 10 AC LOT 2									
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	1,614	1,614	11%	178	Assessed	178	18.54
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	1,614	1,614		178	Total Taxable	178	19.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000076	47 RANCH LLC	80	1,680	0	185	19.00		
2024	2024-660000076	TANNER, JOE R & WAHNEE M	80	1,680	0	185	18.00		
2023	2023-660000076	TANNER, JOE R & WAHNEE M	80	5,104	0	561	53.00		
2022	2022-660000076	TANNER, JOE R & WAHNEE M	80	5,104	0	561	54.00		
2021	2021-660000076	TANNER, JOE R & WAHNEE M	80	5,104	0	561	53.00		
2020	2020-660000076	TANNER, JOE R & WAHNEE M	80	5,104	0	561	53.00		
2019	2019-660000076	TANNER, JOE R & WAHNEE M	80	5,104	0	561	54.00		
2018	2018-660000076	TANNER, JOE R & WAHNEE M	80	5,104	0	561	54.00		
2017	2017-660000076	TANNER, JOE R & WAHNEE M	80	5,104	0	561	54.00		
2016	2016-660000076	TANNER, JOE R & WAHNEE M	80	5,104	0	561	54.00		
2015	2015-660000076	TANNER, JOE R & WAHNEE M	80	5,104	0	561	54.00		
2014	2014-660000076	TANNER, JOE R & WAHNEE M	80	5,104	0	561	51.00		
2013	2013-660000076	TANNER, JOE R & WAHNEE M	80	5,104	0	561	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								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type				<p>660000076_001.JPG 9/23/2025</p> <p>GRM Approach</p> <p>GRM Code</p> <p>Gross Rent 0.00</p> <p>Indicated Value</p> <p>Multiple Regression</p> <p>MRA Code</p> <p>Adjusted R</p> <p>Indicated Value</p> <p>Direct Comparables</p> <p>Selection Model 1 Res</p> <p>Adjustment Model A2 AO Test</p> <p>Comparables</p> <p>Indicated Value</p> <p>Value Reconciliation</p> <p>Selected Approach Cost Approach</p> <p>Improvements</p> <p>Lot Value</p> <p>Indicated Value 0.00 Per SqFt</p> <p>Agland Value 1,614</p> <p>Site Improvements</p> <p>Total Value 1,614 0.00 Total Value Per SqFt</p>				
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
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

660000076

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			2.211	54	54	119	119
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			7.789	192	192	1,495	1,495
NTV PST Totals						10.000			1,614	1,614
Total Agland						10.000			1,614	1,614