




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 660000229 Parcel ID 000000-00-0-00738-001-0008 Cadastral ID 01-20-15-04860 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345597 FISHER FAMILY PROPERTIES LLC SERIES 25132 VALLEY 1124 N MINGO RD TULSA OK 74116-0000 Parcel Location Situs 25132 S VALLEY DR Subdivision SHEPHERD VALLEY Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000229_001.JPG 9/25/2025</p>																																																	
Legal Description Lot/Long: 36.24810130 -95.66808583																																																						
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 colspan="5"> </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																																													
H	Homestead	No	1,000		/	FISHER FAMILY PROPERTIES LLC	09/09/2024	0	4																																													
					/	FISHER PROPERTIES LLC	08/27/2024	0	4																																													
					/	BEASLEY, PAMELA	03/08/2022	104,000	YES																																													
					1232/79	EVANS, LARRY D	06/12/2000	89,500	Yes																																													
					1032/279	LANE, ROBERT	07/10/1996	63,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value 32,173</td> <td>17,605</td> <td>11%</td> <td>1,937</td> <td>Assessed</td> <td>13,244</td> <td>1,379.12</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 140,757</td> <td>102,788</td> <td></td> <td>11,307</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 172,930</td> <td>120,393</td> <td></td> <td>13,244</td> <td>Total Taxable</td> <td>13,244</td> <td>1,379.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2023	Land Value 32,173	17,605	11%	1,937	Assessed	13,244	1,379.12	Year Frozen	0	Improvements 140,757	102,788		11,307	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 172,930	120,393		13,244	Total Taxable	13,244	1,379.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660000229	FISHER FAMILY PROPERTIES LLC	80	164,235	0	12,613	1,313.00																																															
2024	2024-660000229	FISHER FAMILY PROPERTIES LLC	80	175,511	0	12,012	1,152.00																																															
2023	2023-660000229	FISHER PROPERTIES LLC	80	104,000	0	11,441	1,080.00																																															
2022	2022-660000229	FISHER PROPERTIES LLC	80	142,998	1000	14,730	1,426.00																																															
2021	2021-660000229	BEASLEY, PAMELA	80	144,354	1000	14,362	1,354.00																																															
2020	2020-660000229	BEASLEY, ALVIN & PAMELA	80	138,604	1000	13,914	1,316.00																																															
2019	2019-660000229	BEASLEY, ALVIN & PAMELA	80	131,634	1000	13,480	1,294.00																																															
2018	2018-660000229	BEASLEY, ALVIN & PAMELA	80	137,014	1000	14,072	1,351.00																																															
2017	2017-660000229	BEASLEY, ALVIN & PAMELA	80	135,814	1000	13,940	1,342.00																																															
2016	2016-660000229	BEASLEY, ALVIN & PAMELA	80	132,177	1000	13,534	1,308.00																																															
2015	2015-660000229	BEASLEY, ALVIN & PAMELA	80	128,481	1000	13,110	1,276.00																																															
2014	2014-660000229	BEASLEY, ALVIN & PAMELA	80	135,938	1000	12,699	1,171.00																																															
2013	2013-660000229	BEASLEY, ALVIN & PAMELA	80	127,962	1000	12,301	1,175.00																																															



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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4116 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,929.00 x 1.70 = 30,479 Factor Value Adjustments 1.0556 Lot Value 32,173		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,585 / 1,585
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,585
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1982 / 33



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	185,715	117.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	104,260		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.81	Total Misc Impr	+	9,812			
Roofing Adj	+ 4.81	Garage Cost	+	18,168			
Subfloor Adj	+ -2.31	Total RCN	=	236,772			
Heat/Cool Adj	+ 12.64	Depreciation (41%)	-	97,077			
Plumbing Adj	+ 9.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	139,695			
Adj Base Cost	= 131.73	Lot Value	+	32,173			
Total Area	x 1,585	Indicated Value	=	171,868			
Adjusted Cost	= 208,792	Value Per SqFt		108.43			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,695		
Lot Value	32,173		
Indicated Value	171,868	108.43	Per SqFt
Agland Value			
Site Improvements	1,062		
Total Value	172,930	109.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	708	5x3		15	26.88		403
PATO	SLAB PORCH - OPEN	709	14x10		140	11.11		1,555
PRCH	Porch	173959	12x7		84	26.66		2,239



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x8x8	Concrete	Formed Metal	80
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (24.57 x 80)		1,966		1,966	904	1,062