



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:18:48  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000687 <b>Parcel ID</b> 22N15E-01-3-00000-000-0000 <b>Cadastral ID</b> 01-22-15-00300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 348279 FREEBY, GARY EDGAR LIVING TRUST  15 E 5TH ST STE 3800 TULSA OK 74103-0000  <b>Parcel Location</b> <b>Situs</b> 09642 N HWY 88 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 137 - Acres <b>Sec/Twn/Rng</b> 1 / 22 / 15 / 3 <b>Neighborhood</b> 6030 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\S\Employees\Randy\2018-02-08\027.JPG 2/8/2018</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.41120636 -95.66244819 TR DESC ON 2598-762 BEING A TRACT OF LAND LYING ADJACENT TO THE SOUTHERLY ROW OF OOLOGAH DAM ACCESS ROAD STARTING AT POINT OF INTERSECTION OF E LIN OF SEC AND SLY ROW OF DAM ACCESS ROAD; NWLY 2190.63' TO POB; NWLY 40'; SLY PARALLEL TO E LINE OF SEC 208.7'; S83.4620E 40'; NLY PARALLEL TO E LINE SEC 208.7' TO POB																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		<b>Building Permits</b> <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>R19</td> <td>R19-NEW SFR</td> <td>02/2018</td> <td>07/2018</td> <td></td> </tr> <tr> <td>R19</td> <td>R19- NEW SFR</td> <td>02/2018</td> <td>07/2018</td> <td></td> </tr> <tr> <td>R5</td> <td>R5 CK FOR MH `98 16X80 PATRIOT, G</td> <td>04/2004</td> <td>12/2004</td> <td></td> </tr> <tr> <td>R5</td> <td>SPLIT ENTERED FROM THIS PARCEL</td> <td>01/2004</td> <td>12/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R19-NEW SFR	02/2018	07/2018		R19	R19- NEW SFR	02/2018	07/2018		R5	R5 CK FOR MH `98 16X80 PATRIOT, G	04/2004	12/2004		R5	SPLIT ENTERED FROM THIS PARCEL	01/2004	12/2004																																																																														
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
R19	R19-NEW SFR	02/2018	07/2018																																																																																																																						
R19	R19- NEW SFR	02/2018	07/2018																																																																																																																						
R5	R5 CK FOR MH `98 16X80 PATRIOT, G	04/2004	12/2004																																																																																																																						
R5	SPLIT ENTERED FROM THIS PARCEL	01/2004	12/2004																																																																																																																						
<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>FREEBY RANCH LLC</td> <td>02/07/2025</td> <td>0</td> <td>4</td> </tr> <tr> <td>2598/762</td> <td>SELLMEYER, A G JR &amp; III</td> <td>12/09/2016</td> <td>1,600,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	FREEBY RANCH LLC	02/07/2025	0	4	2598/762	SELLMEYER, A G JR & III	12/09/2016	1,600,000	YES																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	FREEBY RANCH LLC	02/07/2025	0	4																																																																																																																					
2598/762	SELLMEYER, A G JR & III	12/09/2016	1,600,000	YES																																																																																																																					
<b>Parcel Valuation</b> <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>102.332</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2017</td> <td>Land Value</td> <td>5,717</td> <td>3,810</td> <td>11%</td> <td>419</td> <td>Assessed</td> <td>4,173 427.03</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>40,576</td> <td>26,916</td> <td></td> <td>2,961</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>7,574</td> <td>7,213</td> <td></td> <td>793</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>53,867</td> <td>37,939</td> <td></td> <td>4,173</td> <td>Total Taxable</td> <td>4,173 427.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	Remove Cap	2017	Land Value	5,717	3,810	11%	419	Assessed	4,173 427.03	Year Frozen	0	Improvements	40,576	26,916		2,961	Penalty	0	Uncapped Value	0	Mobile Home	7,574	7,213		793	Exemption	0 0.00	TIF Project ID	0	Total Value	53,867	37,939		4,173	Total Taxable	4,173 427.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax																																																																																																																	
Remove Cap	2017	Land Value	5,717	3,810	11%	419	Assessed	4,173 427.03																																																																																																																	
Year Frozen	0	Improvements	40,576	26,916		2,961	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	7,574	7,213		793	Exemption	0 0.00																																																																																																																	
TIF Project ID	0	Total Value	53,867	37,939		4,173	Total Taxable	4,173 427.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660000687</td><td>FREEBY, GARY EDGAR</td><td>11</td><td>40,591</td><td>0</td><td>4,052</td><td>415.00</td></tr> <tr><td>2024</td><td>2024-660000687</td><td>FREEBY RANCH LLC</td><td>11</td><td>43,754</td><td>0</td><td>3,934</td><td>404.00</td></tr> <tr><td>2023</td><td>2023-660000687</td><td>FREEBY RANCH LLC</td><td>11</td><td>37,718</td><td>0</td><td>3,820</td><td>401.00</td></tr> <tr><td>2022</td><td>2022-660000687</td><td>FREEBY RANCH LLC</td><td>11</td><td>36,019</td><td>0</td><td>3,708</td><td>391.00</td></tr> <tr><td>2021</td><td>2021-660000687</td><td>FREEBY RANCH LLC</td><td>11</td><td>33,072</td><td>0</td><td>3,601</td><td>367.00</td></tr> <tr><td>2020</td><td>2020-660000687</td><td>FREEBY RANCH LLC</td><td>11</td><td>32,516</td><td>0</td><td>3,495</td><td>367.00</td></tr> <tr><td>2019</td><td>2019-660000687</td><td>FREEBY RANCH LLC</td><td>11</td><td>30,851</td><td>0</td><td>3,394</td><td>352.00</td></tr> <tr><td>2018</td><td>2018-660000687</td><td>FREEBY RANCH LLC</td><td>11</td><td>58,563</td><td>0</td><td>6,415</td><td>672.00</td></tr> <tr><td>2017</td><td>2017-660000687</td><td>FREEBY RANCH LLC</td><td>11</td><td>56,617</td><td>0</td><td>6,228</td><td>637.00</td></tr> <tr><td>2016</td><td>2016-660000687</td><td>SELLMEYER, A G JR</td><td>11</td><td>56,770</td><td>1000</td><td>1,928</td><td>212.00</td></tr> <tr><td>2015</td><td>2015-660000687</td><td>SELLMEYER, A G JR</td><td>11</td><td>55,805</td><td>1000</td><td>1,843</td><td>205.00</td></tr> <tr><td>2014</td><td>2014-660000687</td><td>SELLMEYER, A G JR</td><td>11</td><td>48,882</td><td>1000</td><td>1,761</td><td>194.00</td></tr> <tr><td>2013</td><td>2013-660000687</td><td>SELLMEYER, A G JR</td><td>11</td><td>54,038</td><td>1000</td><td>1,681</td><td>184.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660000687	FREEBY, GARY EDGAR	11	40,591	0	4,052	415.00	2024	2024-660000687	FREEBY RANCH LLC	11	43,754	0	3,934	404.00	2023	2023-660000687	FREEBY RANCH LLC	11	37,718	0	3,820	401.00	2022	2022-660000687	FREEBY RANCH LLC	11	36,019	0	3,708	391.00	2021	2021-660000687	FREEBY RANCH LLC	11	33,072	0	3,601	367.00	2020	2020-660000687	FREEBY RANCH LLC	11	32,516	0	3,495	367.00	2019	2019-660000687	FREEBY RANCH LLC	11	30,851	0	3,394	352.00	2018	2018-660000687	FREEBY RANCH LLC	11	58,563	0	6,415	672.00	2017	2017-660000687	FREEBY RANCH LLC	11	56,617	0	6,228	637.00	2016	2016-660000687	SELLMEYER, A G JR	11	56,770	1000	1,928	212.00	2015	2015-660000687	SELLMEYER, A G JR	11	55,805	1000	1,843	205.00	2014	2014-660000687	SELLMEYER, A G JR	11	48,882	1000	1,761	194.00	2013	2013-660000687	SELLMEYER, A G JR	11	54,038	1000	1,681	184.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660000687	FREEBY, GARY EDGAR	11	40,591	0	4,052	415.00																																																																																																																		
2024	2024-660000687	FREEBY RANCH LLC	11	43,754	0	3,934	404.00																																																																																																																		
2023	2023-660000687	FREEBY RANCH LLC	11	37,718	0	3,820	401.00																																																																																																																		
2022	2022-660000687	FREEBY RANCH LLC	11	36,019	0	3,708	391.00																																																																																																																		
2021	2021-660000687	FREEBY RANCH LLC	11	33,072	0	3,601	367.00																																																																																																																		
2020	2020-660000687	FREEBY RANCH LLC	11	32,516	0	3,495	367.00																																																																																																																		
2019	2019-660000687	FREEBY RANCH LLC	11	30,851	0	3,394	352.00																																																																																																																		
2018	2018-660000687	FREEBY RANCH LLC	11	58,563	0	6,415	672.00																																																																																																																		
2017	2017-660000687	FREEBY RANCH LLC	11	56,617	0	6,228	637.00																																																																																																																		
2016	2016-660000687	SELLMEYER, A G JR	11	56,770	1000	1,928	212.00																																																																																																																		
2015	2015-660000687	SELLMEYER, A G JR	11	55,805	1000	1,843	205.00																																																																																																																		
2014	2014-660000687	SELLMEYER, A G JR	11	48,882	1000	1,761	194.00																																																																																																																		
2013	2013-660000687	SELLMEYER, A G JR	11	54,038	1000	1,681	184.00																																																																																																																		




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:18:48  
 Page 2

Lot Data		Primary Image						
Lot Size	-	 <p>\\tsclient\S\Employees\Randy\2018-02-08\027.JPG 2/8/2018</p>						
Lot Count	0							
Units Buildable	0							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type	6 Mobile Home 66 x 14							
Condition	1.9 - Low							
Quality	1.9 - Low							
Architecture	6 MS ADJ							
Style	100% Single Wide							
Exterior Wall	100% Lap							
Base/Total Area	924 / 924							
Style	100% Single Wide							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1982 / 46							
Cost Approach		Manual : 01/2025						
Base Cost	34.15	Total Misc Impr	+ 5,233					
Roofing Adj	+ 2.72	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 50,491					
Heat/Cool Adj	+ 4.24	Depreciation ( 85%)	- 42,917					
Plumbing Adj	+ 7.87	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 7,574					
Adj Base Cost	= 48.98	Lot Value	+ 0					
Total Area	x 924	Indicated Value	= 7,574					
Adjusted Cost	= 45,258	Value Per SqFt	8.20					
		Value Reconciliation						
		Selected Approach	Cost Approach					
		Improvements	7,574					
		Lot Value						
		Indicated Value	7,574 8.20 Per SqFt					
		Agland Value	5,717					
		Site Improvements						
		Total Value	13,291 14.38 Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	140287	12x12		144	36.34		5,233



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 17:18:48

Page 3

Sketch Image

660000687



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	924	1.000	924
2	M	EPSW		10	EPSW	144	1.000	144
<b>Total Building Area</b>						924		924



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:18:48  
 Page 4

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							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<b>Residential Data</b>								
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area	/			Adjusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn	/			Comparables				
Bed/F/H Bath	/ /			Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age	/			Lot Value				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value	0.00 Per SqFt			
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements	40,576			
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value	40,576 0.00 Total Value Per SqFt			
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					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



# Rogers



## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:18:48  
 Page 5

660000687

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x24x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.48 x 1,200)	37,776		37,776	37,776
	CP	CARPORT DIRT	0x0x0			800
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x 800)	2,800		2,800	2,800
	HS	HAY SHED	40x40x0			1,600
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 1,600)	7,488		7,488	7,488
	BARN	BARN	40x40x0			1,600
	Qual 3	Cond 3	Year	Eff Age	1520	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (11.36 x 1,600)	18,176		18,176	18,176



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:18:48  
 Page 6

### Agland Inventory

660000687

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			.020	81	81	2	2
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.350	108	108	38	38
RS	ROUGH STONY LAND	TMBR	20			66.488	36	36	2,394	2,394
SO	SOGN SOILS	TMBR	15			44.274	27	27	1,195	1,195
SO	SOGN SOILS	NTV PST	15			11.677	36	36	420	420
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			.104	187	187	20	20
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			12.671	121	121	1,528	1,528
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.416	85	85	120	120
<b>TMBR Totals</b>						137.000			5,717	5,717
<b>Total Agland</b>						137.000			5,717	5,717