



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 660001774 Parcel ID 19N16E-03-3-00000-000-0000 Cadastral ID 03-19-16-00300 Property Type REAL - Real Property Property Class RC VI Area 3 Tax Area 2 - INOLA RURAL Name ID 341710 SBV FARMS LLC 701 CEDAR LAKE BLVD STE 405 OKLAHOMA CITY OK 73114-0000 Parcel Location Situs 31503 S 4160 RD Subdivision Lot/Block / Parcel Size 10.02 - Acres Sec/Twn/Rng 3 / 19 / 16 / 3 Neighborhood 1916 - UNPLATTED School District S005 - INOLA SCHOOLS																													
Legal Description Lat/Long: 36.15473982 -95.59866448 TR DESC 2020-016001 AS COMM NE/C SW; S89.5847W 1319.94' TO POB;S00.2708E 330.61'; S89.5854W 1320.01'; N00.2732W 330.61'; N89.5854E 1320.05' 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>R20</td> <td>R21-OMMA GROWER</td> <td>01/2019</td> <td>08/2020</td> <td></td> </tr> <tr> <td>R19</td> <td>R19- NEW SFR</td> <td>03/2018</td> <td>06/2018</td> <td></td> </tr> <tr> <td>R17</td> <td>R17-NEW HOUSE AND BARN</td> <td>08/2014</td> <td>07/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-OMMA GROWER	01/2019	08/2020		R19	R19- NEW SFR	03/2018	06/2018	
Number	Description	Opened	Closed	Amount																									
R20	R21-OMMA GROWER	01/2019	08/2020																										
R19	R19- NEW SFR	03/2018	06/2018																										
R17	R17-NEW HOUSE AND BARN	08/2014	07/2016																										
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
					/	RSFARM HOLDINGS LLC	04/26/2023	650,000	21																				
					/	RSFARM HOLDINGS LLC	08/31/2022	0	4																				
					/	SULLIVAN, STAR L	10/14/2020	0	4																				
					2417/219	SANDERS, DEREK K & ALYSSA	08/01/2014	125,000	YES																				
					2413/276	JENKINS, TRAVIS C	07/17/2014	320,000	YES																				
					2059/128	GOODRICK, DOROTHY	09/25/2009	205,000	YES																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax																				
Remove Cap	2024		Land Value	2,244	11%	247	Assessed	30,450	2,437.83																				
Year Frozen	0		Improvements	315,037		30,203	Penalty	0																					
Uncapped Value	0		Mobile Home	0		0	Exemption	0	0.00																				
TIF Project ID	0		Total Value	317,281		30,450	Total Taxable	30,450	2,438.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660001774	SBV FARMS LLC			2	288,460	0	29,001	2,322.00																				
2024	2024-660001774	SBV FARMS LLC			2	251,086	0	27,620	2,221.00																				
2023	2023-660001774	SBV FARMS LLC			2	251,092	0	27,620	2,225.00																				
2022	2022-660001774	RSFARM HOLDINGS LLC			2	253,668	0	27,904	2,263.00																				
2021	2021-660001774	RSFARM HOLDINGS LLC			2	384,602	0	42,307	3,390.00																				
2020	2020-660001774	SULLIVAN, STAR L			2	129,574	0	13,879	1,121.00																				
2019	2019-660001774	SULLIVAN, STAR L			2	122,494	0	13,475	1,113.00																				
2018	2018-660001774	SULLIVAN, STAR L			2	8,960	0	986	82.00																				
2017	2017-660001774	SULLIVAN, STAR L			2	11,154	0	1,227	103.00																				
2016	2016-660001774	SULLIVAN, STAR L			2	17,202	0	1,892	161.00																				
2015	2015-660001774	SULLIVAN, STAR L			2	17,202	0	1,892	164.00																				
2014	2014-660001774	SULLIVAN, STAR L			2	17,202	0	1,892	170.00																				
2013	2013-660001774	JENKINS, TRAVIS C			2	17,202	0	1,892	159.00																				



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image	
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value			
Residential Data			
Type			
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		GRM Approach	
Manual : 01/2025		GRM Code	
Base Cost	0.00	Gross Rent	0.00
Roofing Adj	+ 0.00	Indicated Value	
Subfloor Adj	+ 0.00	Multiple Regression	
Heat/Cool Adj	+ 0.00	MRA Code	
Plumbing Adj	+ 0.00	Adusted R	
Basement Adj	+ 0.00	Indicated Value	
Adj Base Cost	= 0.00	Direct Comparables	
Total Area	x	Selection Model	1 Res
Adjusted Cost	= 0	Adjustment Model	A2 AO Test
Total Misc Impr	+ 0	Comparables	
Garage Cost	+ 0	Indicated Value	
Total RCN	= 0	Value Reconciliation	
Depreciation (0%)	- 0	Selected Approach Cost Approach	
Lump Sums	+ 0	Improvements	
RCNLD	=	Lot Value	
Lot Value	+ 0.00	Indicated Value	
Indicated Value	=	Agland Value	
Value Per SqFt	0.00	2,244	
		Site Improvements	
		Total Value	
		2,244 0.00 Total Value Per SqFt	
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value




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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 5,520</p> <p>Total Base Value 320,657</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 320,657</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 311,037</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 311,037</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 4,000</p> <p>Total Improvement Value 315,037</p> <p>Land Value</p> <p>Cost Approach Value 315,037 57.07/SqFt</p>	<p>Image ID 936823</p> <p>Image Date 8/19/2020</p> <p>Name IMG_0008.JPG</p> <p>Description C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-08-13\IMG_0008.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 4,000</p> <p>Land Value</p> <p>Total Appraised Value 315,037 57.07/SqFt</p>



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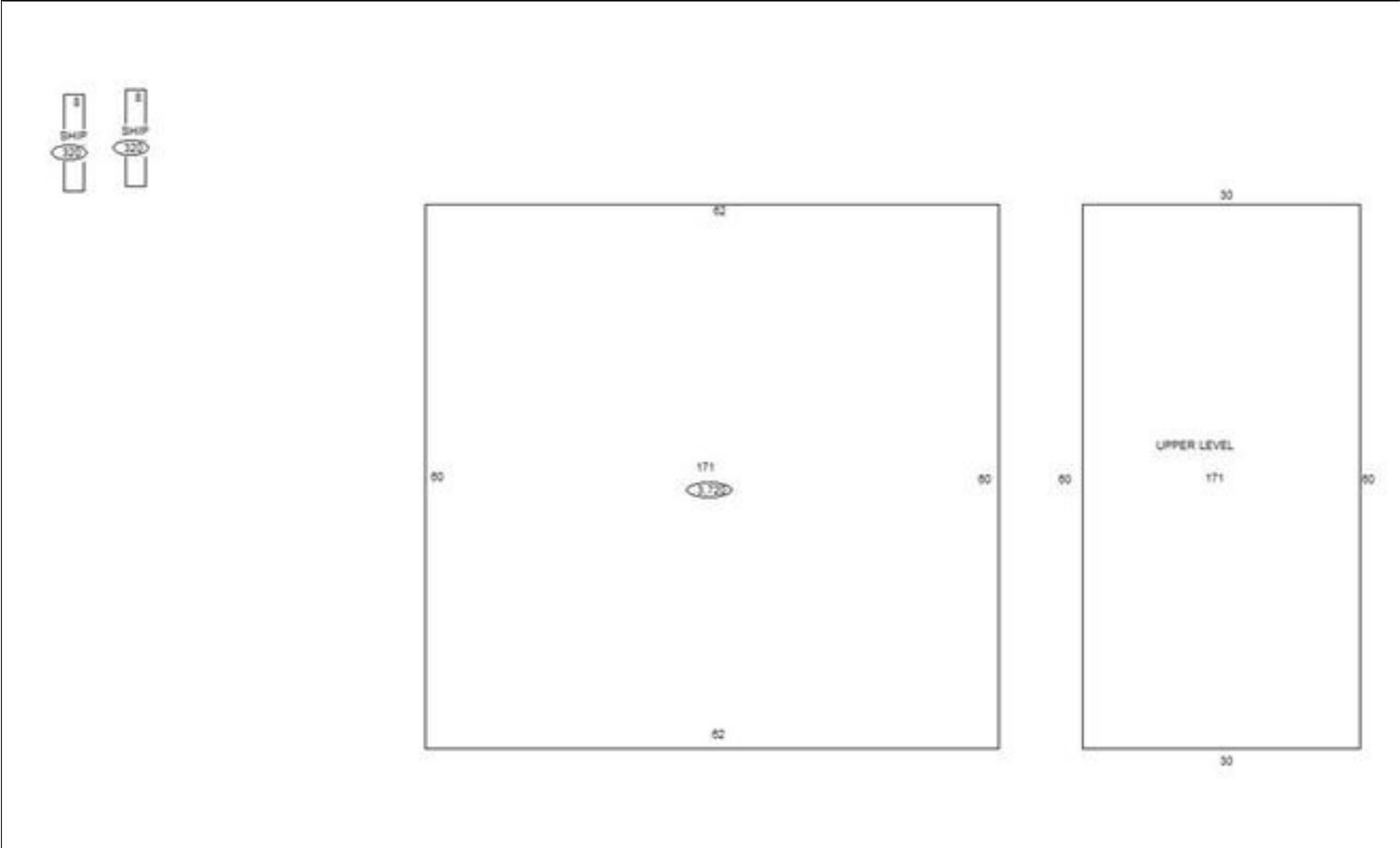
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	406		13	406	3,720	1.000	3,720
2	U	406		13	406	1,800	1.000	1,800
3	N	0		13	UPPER LEVEL		0.000	
4	O	SHIP		50	SHIP	320	1.000	320
5	O	SHIP		50	SHIP	320	1.000	320
Total Building Area						3,720		3,720



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Account 660001774
Parcel ID 19N16E-03-3-00000-000-0000
Cadastral ID 03-19-16-00300

Tax Area Code 2
Property Class RC
Owners Name SBV FARMS LLC

Building Data

Building ID 4659
Building Sequence 1
Occupancy 1 406 Storage Warehouse 67%
Occupancy 2 171 Institutional Greenhouse, Medium 33%
Occupancy 3
Total Floor Area 5,520
Average Perimeter 424
Number Of Storys 1.00
Average Wall Ht 7.00
Year Built 2020
Effective Age 3
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 116 - Single Metal on Steel Frame
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0008.JPG
Image Date 8/19/2020
Image Name IMG_0008.JPG
Description C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-08
13\IMG_0008.JPG

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 28.79
Wall Cost 15.36
HVAC Cost 13.94
Basement Cost 0.00
Total Base Cost 58.09
Total Area 5,520
Base RCN 320,657
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 320,657
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (9,620)
Total RCNLD 311,037
Lump Sums
Total Building Value 311,037 \$ 56.35 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHIP	Shipping/Storage Container	8x40x8				320
Qual	3	Cond 3	Year 0	Eff Age	0	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)			2,000	2,000

SHIP	Shipping/Storage Container	8x40x8				320
Qual	3	Cond 3	Year 0	Eff Age	0	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)			2,000	2,000

Total Site Improvement Value 4,000



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			5.020	213	213	1,068	1,068
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			5.000	235	235	1,176	1,176
IMP PST Totals						10.020			2,244	2,244
Total Agland						10.020			2,244	2,244