




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660002592 <b>Parcel ID</b> 24N15E-03-3-00000-000-0000 <b>Cadastral ID</b> 03-24-15-00100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 277910 LARIAT RANCH LLC  % RANDY A FOUTCH 1235 S PEORIA TULSA OK 74120-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 301.11 - Acres <b>Sec/Twn/Rng</b> 3 / 24 / 15 / 3 <b>Neighborhood</b> 4040 - TALALA AREA WEST OF LAKE <b>School District</b> S004 - OOLOGAH SCHOOLS					 <p>660002592 07/15/24</p> <p>660002592_003.JPG 7/24/2024</p>														
<b>Legal Description</b> Lat/Long: 36.58832480 -95.69363223																			
<b>Legal Description</b> E2 SW & W2 NW SE & SE NW & S2 SE & W2 SW NE & E2 GOV'T LOT 1 & E2 SE NE & E2 NE SE.					<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>R5</td> <td>ROLL SFR, ETC PER V5/LDC</td> <td>12/2004</td> <td>12/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	ROLL SFR, ETC PER V5/LDC	12/2004	12/2004	
Number	Description	Opened	Closed	Amount															
R5	ROLL SFR, ETC PER V5/LDC	12/2004	12/2004																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					1328/360	BOYD, FLOYD	09/27/2001	110,000	11										
					886/204	BOYD, GARLAND G JR &	07/03/1992	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>										
<b>Remove Cap</b>	2003		<b>Land Value</b> 61,044	61,044	11%	6,715	<b>Assessed</b>	16,263	1,759.36										
<b>Year Frozen</b>	0		<b>Improvements</b> 106,479	86,803		9,548	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b> 167,523	147,847		16,263	<b>Total Taxable</b>	16,263	1,759.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>												
2025	2025-660002592	LARIAT RANCH LLC	10	162,673	0	15,790	1,708.00												
2024	2024-660002592	LARIAT RANCH LLC	10	167,191	0	15,330	1,606.00												
2023	2023-660002592	LARIAT RANCH LLC	10	148,206	0	14,883	1,548.00												
2022	2022-660002592	LARIAT RANCH LLC	10	149,127	0	14,450	1,496.00												
2021	2021-660002592	LARIAT RANCH LLC	10	147,870	0	14,029	1,463.00												
2020	2020-660002592	LARIAT RANCH LLC	10	164,509	0	13,621	1,440.00												
2019	2019-660002592	LARIAT RANCH LLC	10	160,342	0	13,223	1,373.00												
2018	2018-660002592	LARIAT RANCH LLC	10	165,017	0	12,839	1,379.00												
2017	2017-660002592	LARIAT RANCH LLC	10	162,673	0	12,465	1,417.00												
2016	2016-660002592	LARIAT RANCH LLC	10	161,013	0	12,102	1,253.00												
2015	2015-660002592	LARIAT RANCH LLC	10	158,300	0	11,749	1,151.00												
2014	2014-660002592	LARIAT RANCH LLC	10	160,287	0	11,407	1,116.00												
2013	2013-660002592	LARIAT RANCH LLC	10	156,235	0	11,075	1,048.00												



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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

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



660002592\_003.JPG

7/24/2024

### Residential Data

Type 1 Single Family Residence  
 Condition 3 - Average  
 Quality 2 - Fair  
 Architecture  
 Style 100% One Story  
 Exterior Wall 100% Veneer, Masonry  
 Base/Total Area 910 / 910  
 Style 100% One Story  
 HVAC 100% Wall Furnace  
 Roof Cover 4 Metal, Preformed  
 Area on Slab 0  
 Fixture/RghIn 4 /  
 Bed/F/H Bath 2 / 1.0 /  
 Basement Area  
 Garage Type  
 Remodel  
 Year/Eff Age 1963 / 47

### GRM Approach

GRM Code  
 Gross Rent 0.00  
 Indicated Value

### Multiple Regression

MRA Code  
 Adjusted R  
 Indicated Value

### Direct Comparables

Selection Model 1 Res  
 Adjustment Model A2 AO Test  
 Comparables  
 Indicated Value

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	50,865		
Lot Value			
Indicated Value	50,865	55.90	Per SqFt
Agland Value	53,710		
Site Improvements	55,614		
Total Value	211,054	231.93	Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	106.34	Total Misc Impr	+	6,311
Roofing Adj	+ 5.12	Garage Cost	+	
Subfloor Adj	+ 2.50	Total RCN	=	115,602
Heat/Cool Adj	+ 0.74	Depreciation ( 56%)	-	64,737
Plumbing Adj	+ 5.40	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	50,865
Adj Base Cost	= 120.10	Lot Value	+	
Total Area	x 910	Indicated Value	=	50,865
Adjusted Cost	= 109,291	Value Per SqFt		55.90

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	93799	9x6		54	20.70		1,118
EPSW	ENCLOSED PORCH - SOLID WALL	93800	16x6		96	54.09		5,193



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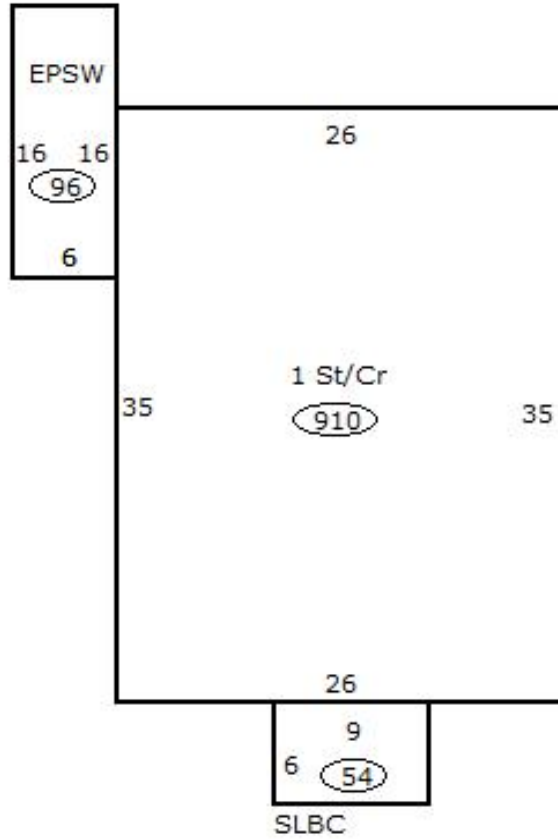
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	910	1.000	910
2	M	PRCH		13	SLBC	54	1.000	54
3	M	EPSW		13	EPSW	96	1.000	96
<b>Total Building Area</b>						910		910



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			12,000
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (7.13 x 12,000) 85,560		<b>Modifier Total</b>	<b>RCN</b> 85,560	<b>Depr (35% Phys/ % Func)</b> 29,946	<b>RCNLD</b> 55,614
	DTGF	DETACHED GARAGE FAIR	0x0x0			432
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (16.00 x 432) 6,912		<b>Modifier Total</b>	<b>RCN</b> 6,912	<b>Depr (100% Phys/ % Func)</b> 6,912	<b>RCNLD</b>



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			70.848	54	54	3,826	3,826
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			32.917	192	192	6,320	6,320
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			7.131	216	216	1,540	1,540
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			61.833	213	213	13,158	13,158
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			115.291	235	235	27,116	27,116
VE	VERDIGRIS CLAY LOAM	TMBR	90			10.801	162	162	1,750	1,750
W	WATER	TMBR	0			2.289	0	0	0	0
<b>TMBR Totals</b>						301.110			53,710	53,710
<b>Total Agland</b>						301.110			53,710	53,710