



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:47:18
 Page 1

Assessment Data					Primary Image									
Account	660002979				No Image On File									
Parcel ID	20N16E-04-4-00000-000-0000													
Cadastral ID	04-20-16-00100													
Property Type	REAL - Real Property													
Property Class	RA	VI Area		3										
Tax Area	21 - CLAREMORE RURAL/VERD FIR													
Name ID	310762													
VERDIGRIS WETLANDS LLC														
DON BROWN														
25356 S 4170 RD														
CLAREMORE OK 74017-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size		60 - Acres										
Sec/Twn/Rng	4 / 20 / 16 / 4													
Neighborhood	2016 - UNPLATTED LAND													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.23680145 -95.60432252														
Building Permits														
E2 SW SE & SE SE														
<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> </td> <td> </td> <td> </td> <td> </td> <td> </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					
					2358/222	HEARTLAND PROPERTIES LLC	09/25/2013	0	4					
					1762/377	MURPHY, STEPHEN MAX &	03/30/2006	89,000	YES					
					1149/128	MURPHY, JAMES MAX TRUST	09/22/1998	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax						
Remove Cap	2007	Land Value	6,035	6,035	11%	664	Assessed	664	72.49					
Year Frozen	0	Improvements	0	0	0	Penalty	0	0.00						
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	6,035	6,035	664	Total Taxable	664	72.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660002979	VERDIGRIS WETLANDS LLC			21	6,066	0	667	73.00					
2024	2024-660002979	VERDIGRIS WETLANDS LLC			21	6,066	0	667	69.00					
2023	2023-660002979	VERDIGRIS WETLANDS LLC			21	6,066	0	667	68.00					
2022	2022-660002979	VERDIGRIS WETLANDS LLC			21	6,066	0	667	69.00					
2021	2021-660002979	VERDIGRIS WETLANDS LLC			21	6,066	0	653	65.00					
2020	2020-660002979	VERDIGRIS WETLANDS LLC			21	6,066	0	634	65.00					
2019	2019-660002979	VERDIGRIS WETLANDS LLC			21	6,066	0	615	63.00					
2018	2018-660002979	VERDIGRIS WETLANDS LLC			21	6,050	0	597	61.00					
2017	2017-660002979	VERDIGRIS WETLANDS LLC			21	6,066	0	580	59.00					
2016	2016-660002979	VERDIGRIS WETLANDS LLC			21	6,066	0	563	59.00					
2015	2015-660002979	VERDIGRIS WETLANDS LLC			21	6,066	0	547	55.00					
2014	2014-660002979	VERDIGRIS WETLANDS LLC			21	6,050	0	531	54.00					
2013	2013-660002979	VERDIGRIS WETLANDS LLC			21	6,050	0	516	52.00					



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 Time 13:47:19
 Page 2

Lot Data		Units-Buildable - UNPLATTED LAND (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								
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area	/			Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn	/			Indicated Value				
Bed/F/H Bath	/ /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value				
Year/Eff Age	/			Indicated Value	0.00 Per SqFt			
Cost Approach				Value Reconciliation				
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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Date 04/17/2026
Time 13:47:19
Page 3

Agland Inventory

660002979

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	TMBR	58			48.416	104	104	5,055	5,055
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			11.584	85	85	980	980
TMBR Totals						60.000			6,035	6,035
Total Agland						60.000			6,035	6,035