



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:07:08
Page 1

Assessment Data				Primary Image					
Account	660003057			No Image On File					
Parcel ID	000000-00-0-10070-001-0001								
Cadastral ID	04-21-16-00470								
Property Type	REAL - Real Property								
Property Class	UCP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	338696								
FP PROPERTIES & INVESTMENTS LLC									
8263 S HARVARD AVE TULSA OK 74137-0000									
Parcel Location									
Situs	01421 N MUSKOGEE PL								
Subdivision	CHERRY ACRES								
Lot/Block	0001 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	4 / 21 / 16 / 5								
Neighborhood	5001 - TASC 2016								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32349190 -95.60568886				Building Permits					
LOT 1 BLOCK 1 CHERRY ACRES				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	PRIVATE EQUITY HOLDINGS LLC	09/18/2024	50,000	WG
					/	PATTERSON, MARIANNA TRUSTEE	04/30/2024	40,000	WG
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2025	Land Value	30,720	30,720	11%	3,379	Assessed	3,379	312.32
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	30,720	30,720		3,379	Total Taxable	3,379	312.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660003057	FP PROPERTIES & INVESTMENTS LLC			17	30,720	0	3,379	312.00
2024	2024-660003057	FP PROPERTIES & INVESTMENTS LLC			17	44,720	0	4,919	455.00
2023	2023-660003057	PATTERSON, MARIANNA TRUSTEE			17	44,720	0	4,919	451.00
2022	2022-660003057	PATTERSON, MARIANNA TRUSTEE			17	44,720	0	4,919	455.00
2021	2021-660003057	PATTERSON, MARIANNA TRUSTEE			17	44,720	0	4,919	434.00
2020	2020-660003057	PATTERSON, MARIANNA TRUSTEE			17	44,720	0	4,919	450.00
2019	2019-660003057	PATTERSON, MARIANNA TRUSTEE			17	44,720	0	4,919	456.00
2018	2018-660003057	PATTERSON, MARIANNA TRUSTEE			17	44,720	0	4,919	455.00
2017	2017-660003057	PATTERSON, MARIANNA TRUSTEE			17	44,720	0	4,919	452.00
2016	2016-660003057	PATTERSON, MARIANNA TRUSTEE			17	44,720	0	4,919	462.00
2015	2015-660003057	PATTERSON, MARIANNA TRUSTEE			17	44,720	0	4,919	444.00
2014	2014-660003057	PATTERSON, MARIANNA TRUSTEE			17	44,720	0	4,919	456.00
2013	2013-660003057	PATTERSON, MARIANNA			17	44,720	0	4,919	450.00



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 Page 2

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 0</p> <p style="padding-left: 100px;">0</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 11,502.00 x 1.25 = 14,378</p> <p>Factor Value 0</p> <p>Adjustments 213.66%</p> <p>Lot Value 30,720</p>												
Cost Approach												
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value 30,720</p> <p>Cost Approach Value 30,720</p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="704 884 1588 911">Image Information</th> </tr> </thead> <tbody> <tr> <td data-bbox="704 911 1019 938">Image ID</td> <td data-bbox="1019 911 1588 938"></td> </tr> <tr> <td data-bbox="704 938 1019 966">Image Date</td> <td data-bbox="1019 938 1588 966"></td> </tr> <tr> <td data-bbox="704 966 1019 993">Name</td> <td data-bbox="1019 966 1588 993"></td> </tr> <tr> <td data-bbox="704 993 1019 1020">Description</td> <td data-bbox="1019 993 1588 1020"></td> </tr> </tbody> </table>		Image Information		Image ID		Image Date		Name		Description	
Image Information												
Image ID												
Image Date												
Name												
Description												
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</p>	<table border="1"> <tbody> <tr> <td data-bbox="704 1295 1019 1323">Selected Valuation Method</td> <td data-bbox="1019 1295 1588 1323">Cost Approach</td> </tr> <tr> <td data-bbox="704 1323 1019 1350">Total Improvement Value</td> <td data-bbox="1019 1323 1588 1350"></td> </tr> <tr> <td data-bbox="704 1350 1019 1377">Land Value</td> <td data-bbox="1019 1350 1588 1377">30,720</td> </tr> <tr> <td data-bbox="704 1377 1019 1404">Total Appraised Value</td> <td data-bbox="1019 1377 1588 1404">30,720</td> </tr> </tbody> </table>		Selected Valuation Method	Cost Approach	Total Improvement Value		Land Value	30,720	Total Appraised Value	30,720		
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Total Improvement Value												
Land Value	30,720											
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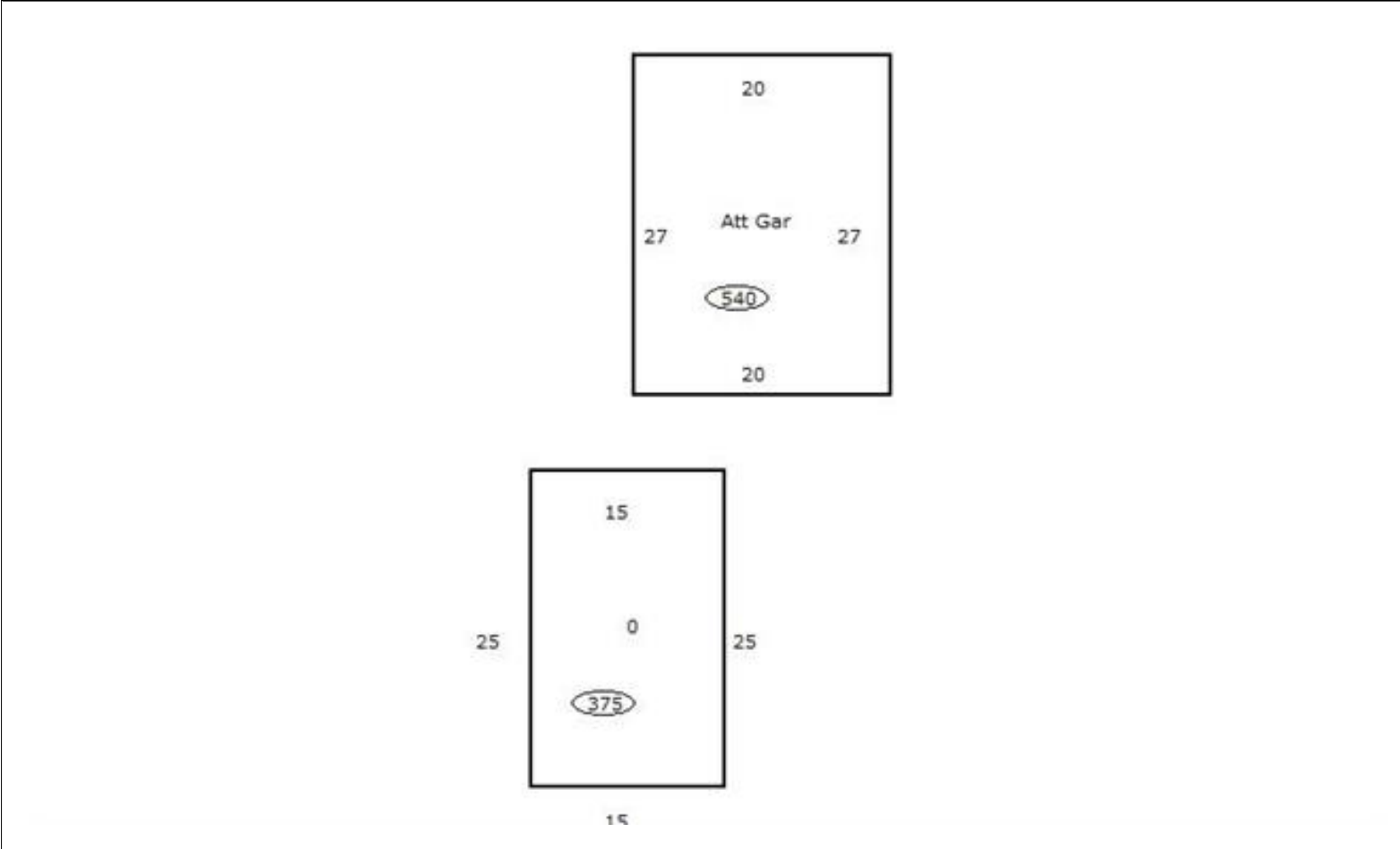
Date 04/18/2026

Time 06:07:08

Page 3

Sketch Image

660003057



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	GRAT		13	Att Gar	540	1.000	540
2	M			13	0	375	1.000	375

Total Building Area