



# 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	660008453				No Image On File									
Parcel ID	20N15E-09-4-00000-000-0000													
Cadastral ID	09-20-15-00300													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	249804													
TERRA NITROGEN, L.P.														
4 PARKWAY NORTH, SUITE 400 DEERFIELD IL 60015-2590														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size	85.49 - Acres											
Sec/Twn/Rng	9 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.22489083 -95.71239412														
Building Permits														
E2 W2 SE LESS 4.62 AC RY & E2 SE N & W OF RY														
<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					
					1037/82	MCGAY, JOHN PATRICK REVO TRUST	08/27/1996	458,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	0	Land Value	19,787	19,787	11%	2,177	Assessed	2,177	226.69					
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	19,787	19,787	2,177	Total Taxable	2,177	227.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660008453	TERRA NITROGEN, L.P.	4	19,787	0	2,177	226.00							
2024	2024-660008453	TERRA NITROGEN, L.P.	4	19,787	0	2,177	208.00							
2023	2023-660008453	TERRA NITROGEN, L.P.	4	19,787	0	2,177	205.00							
2022	2022-660008453	TERRA NITROGEN, L.P.	4	19,787	0	2,177	209.00							
2021	2021-660008453	TERRA NITROGEN, L.P.	4	19,787	0	2,177	203.00							
2020	2020-660008453	TERRA NITROGEN, L.P.	4	19,787	0	2,177	204.00							
2019	2019-660008453	TERRA NITROGEN, L.P.	4	19,787	0	2,177	207.00							
2018	2018-660008453	TERRA NITROGEN, L.P.	4	19,792	0	2,177	207.00							
2017	2017-660008453	TERRA NITROGEN, L.P.	4	19,787	0	2,177	208.00							
2016	2016-660008453	TERRA NITROGEN, L.P.	4	19,787	0	2,177	208.00							
2015	2015-660008453	TERRA NITROGEN, L.P.	4	19,787	0	2,177	210.00							
2014	2014-660008453	TERRA NITROGEN, L.P.	4	19,792	0	2,177	199.00							
2013	2013-660008453	TERRA NITROGEN, L.P.	4	19,792	0	2,177	206.00							



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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							
	FLOOD ZONE							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Value Reconciliation</b>								
Selected Approach Cost Approach								
Improvements								
Lot Value								
Indicated Value 0.00 Per SqFt								
Aglard Value 19,787								
Site Improvements								
Total Value 19,787 0.00 Total Value Per SqFt								
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

660008453

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	10.490	85	85	887	887
<b>TMBR Totals</b>						10.490			887	887
VE	VERDIGRIS CLAY LOAM	IMP PST	90		0	75.000	252	252	18,900	18,900
<b>IMP PST Totals</b>						75.000			18,900	18,900
<b>Total Agland</b>						85.490			19,787	19,787