




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 660010348 Parcel ID 20N14E-10-1-00000-000-0000 Cadastral ID 10-20-14-00200 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 273954 GREENHILL PROPERTIES LLC 1437 S BOULDER SUITE # 770 TULSA OK 74119-0000 Parcel Location Situs 05411 N 145TH E AVE Subdivision Lot/Block / Parcel Size 470.97 - Acres Sec/Twn/Rng 10 / 20 / 14 / 1 Neighborhood 6100 - UNPLATTED School District S021 - OWASSO SCHOOLS					 <p>660010348_001.JPG 9/23/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.22484659 -95.80406170 N2 SEC & N2 SW & SE SW & N2 SE & N2 S2 SE & TH PT S2 SW SE N & W C/L BIRD CR LESS WATER/L, RR & PORT ROAD																																																																																																																									
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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							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	38,978			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	38,978 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

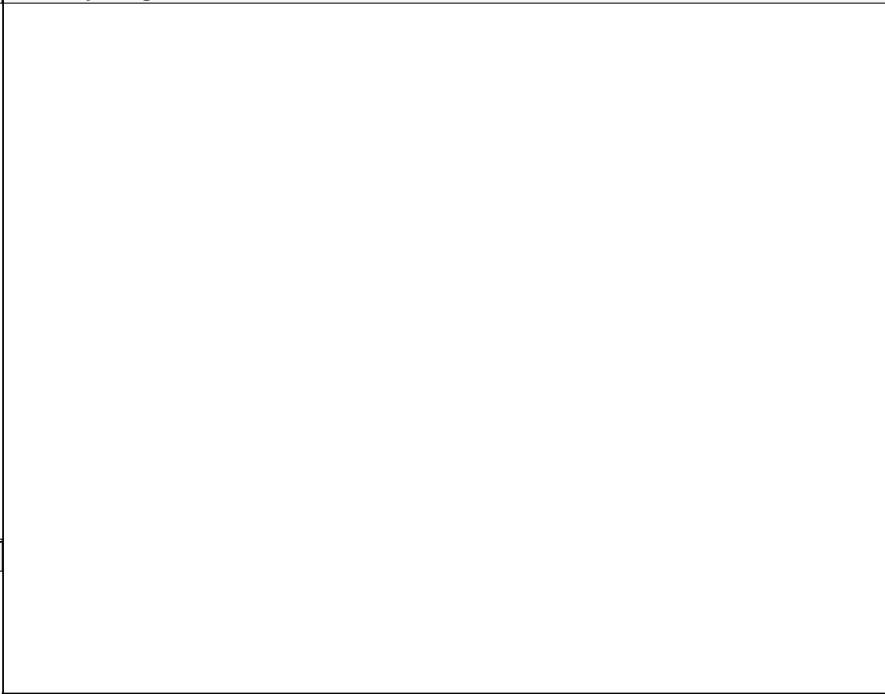


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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area 40,960</p> <p>Total Base Value 3,683,360</p> <p>Modifier Value</p> <p>Misc Improvements 132,128</p> <p>Replacement Cost New 3,815,488</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 3,686,438</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 3,686,438</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 26,000</p> <p>Total Improvement Value 3,712,438</p> <p>Land Value</p> <p>Cost Approach Value 3,712,438 90.64/SqFt</p>	<p>Image ID 1090025</p> <p>Image Date 9/23/2025</p> <p>Name 001.JPG</p> <p>Description 660010348_001.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 26,000</p> <p>Land Value</p> <p>Total Appraised Value 3,712,438 90.64/SqFt</p>



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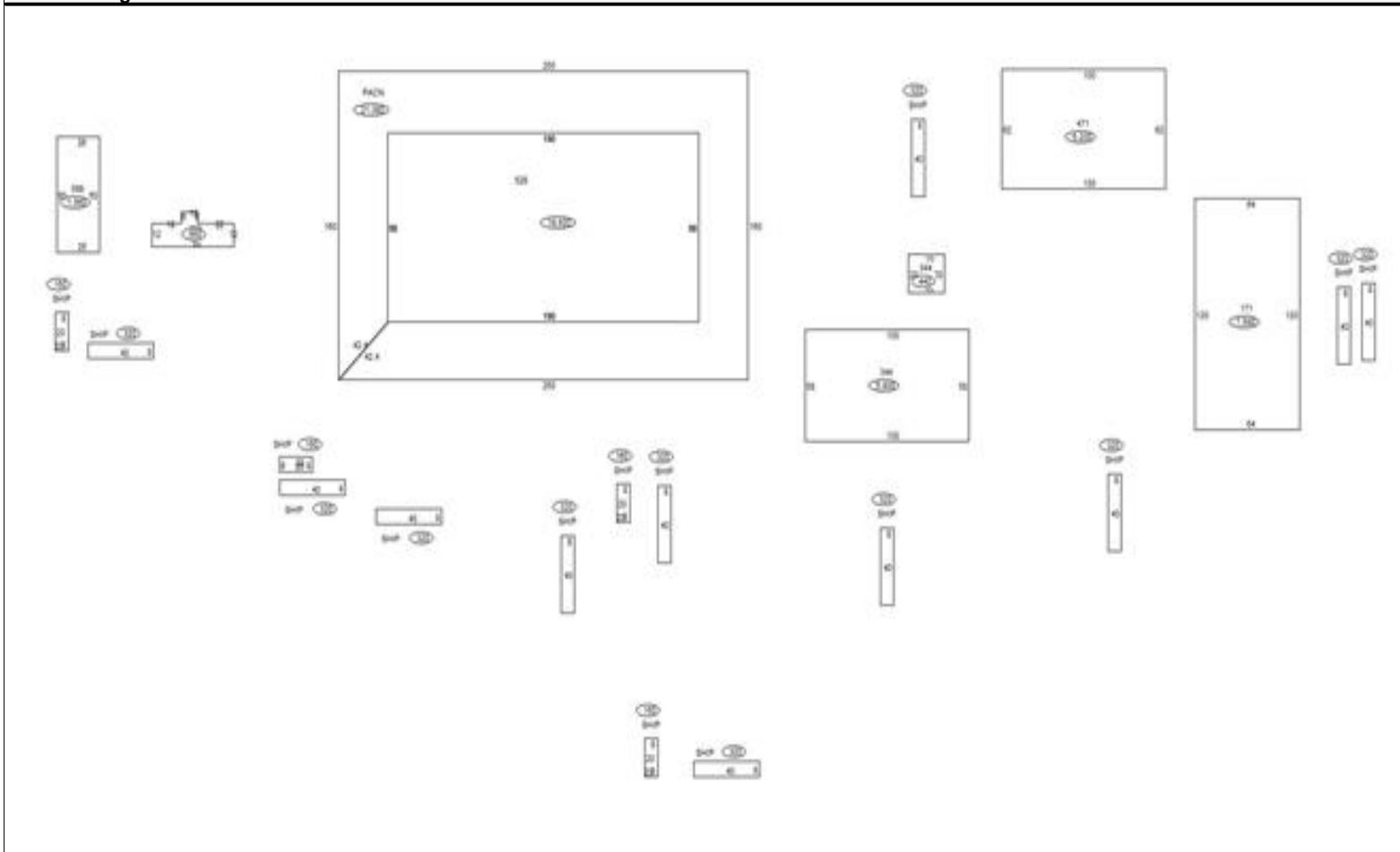
Date 04/18/2026

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Sketch Image

660010348



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	599		50	599	1,560	1.000	1,560
2	C	599		50	599	660	1.000	660
3	C	528		50	528	18,620	1.000	18,620
4	O	SHIP		50	SHIP	160	1.000	160
5	O	SHIP		50	SHIP	320	1.000	320
6	O	SHIP		50	SHIP	160	1.000	160
7	O	SHIP		50	SHIP	320	1.000	320
8	O	SHIP		50	SHIP	320	1.000	320
9	O	SHIP		50	SHIP	320	1.000	320
10	O	SHIP		50	SHIP	320	1.000	320
11	O	SHIP		50	SHIP	160	1.000	160
12	O	SHIP		50	SHIP	160	1.000	160
13	O	SHIP		50	SHIP	320	1.000	320
14	O	SHIP		50	SHIP	320	1.000	320
15	O	SHIP		50	SHIP	320	1.000	320
16	O	SHIP		50	SHIP	320	1.000	320
17	O	SHIP		50	SHIP	320	1.000	320
18	O	SHIP		50	SHIP	320	1.000	320
19	M	PACN		50	PACN	21,380	1.000	21,380
20	C	344		50	344	440	1.000	440
21	C	344		50	344	5,800	1.000	5,800
22	C	171		50	171	7,680	1.000	7,680
23	C	471		50	471	6,200	1.000	6,200
Total Building Area						40,960		40,960



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Account 660010348
Parcel ID 20N14E-10-1-00000-000-0000
Cadastral ID 10-20-14-00200

Tax Area Code 3
Property Class RA
Owners Name GREENHILL PROPERTIES LLC

Building Data

Building ID 5281
Building Sequence 1
Occupancy 1 171 Institutional Greenhouse, Medium 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,680
Average Perimeter 368
Number Of Storys 1.00
Average Wall Ht 14.00
Year Built 2022
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 5 - Very Good
Condition 3 - Average
Exterior Wall
Heating/Cooling
Roof Type Bow
Roof Cover

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

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 28.32
Wall Cost 0.00
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 28.32
Total Area 7,680
Base RCN 217,498
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 217,498
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (4,350)
Total RCNLD 213,148
Lump Sums
Total Building Value 213,148 \$ 27.75 Per SqFt



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Parcel ID 20N14E-10-1-00000-000-0000
Cadastral ID 10-20-14-00200

Tax Area Code 3
Property Class RA
Owners Name GREENHILL PROPERTIES LLC

Building Data

Building ID 5282
Building Sequence 2
Occupancy 1 471 Lt. Commercial Utility Build. 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,200
Average Perimeter 324
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2022
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 34.15
Wall Cost 12.05
HVAC Cost 20.57
Basement Cost 0.00
Total Base Cost 66.77
Total Area 6,200
Base RCN 413,974
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 413,974
Physical Depreciation 7%
Functional Depreciation
Total Depreciation 7% (28,978)
Total RCNLD 384,996
Lump Sums
Total Building Value 384,996 \$ 62.10 Per SqFt



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Account 660010348
Parcel ID 20N14E-10-1-00000-000-0000
Cadastral ID 10-20-14-00200

Tax Area Code 3
Property Class RA
Owners Name GREENHILL PROPERTIES LLC

Building Data

Building ID 5279
Building Sequence 3
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 440
Average Perimeter 84
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2022
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 112.75
Wall Cost 33.76
HVAC Cost 27.88
Basement Cost 0.00
Total Base Cost 174.39
Total Area 440
Base RCN 76,732
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 76,732
Physical Depreciation 1%
Functional Depreciation
Total Depreciation 1% (767)
Total RCNLD 75,965
Lump Sums
Total Building Value 75,965 \$ 172.65 Per SqFt



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Parcel ID 20N14E-10-1-00000-000-0000
Cadastral ID 10-20-14-00200

Tax Area Code 3
Property Class RA
Owners Name GREENHILL PROPERTIES LLC

Building Data

Building ID 5280
Building Sequence 4
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,800
Average Perimeter 316
Number Of Storys 1.00
Average Wall Ht 12.00
Year Built 2022
Effective Age 2
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2.5 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 82.12
Wall Cost 13.26
HVAC Cost 26.49
Basement Cost 0.00
Total Base Cost 121.87
Total Area 5,800
Base RCN 706,846
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 706,846
Physical Depreciation 2%
Functional Depreciation
Total Depreciation 2% (14,137)
Total RCNLD 692,709
Lump Sums
Total Building Value 692,709 \$ 119.43 Per SqFt



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Account 660010348
Parcel ID 20N14E-10-1-00000-000-0000
Cadastral ID 10-20-14-00200

Tax Area Code 3
Property Class RA
Owners Name GREENHILL PROPERTIES LLC

Building Data

Building ID 5276
Building Sequence 5
Occupancy 1 599 Relocatable Office 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,560
Average Perimeter 172
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2020
Effective Age 3
Construction Class 1 - Residential Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 10 - Complete HVAC
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 71.57
Wall Cost 32.31
HVAC Cost 27.88
Basement Cost 0.00
Total Base Cost 131.76
Total Area 1,560
Base RCN 205,546
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 205,546
Physical Depreciation 7%
Functional Depreciation
Total Depreciation 7% (14,388)
Total RCNLD 191,158
Lump Sums
Total Building Value 191,158 \$ 122.54 Per SqFt



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Account 660010348
Parcel ID 20N14E-10-1-00000-000-0000
Cadastral ID 10-20-14-00200

Tax Area Code 3
Property Class RA
Owners Name GREENHILL PROPERTIES LLC

Building Data

Building ID 5277
Building Sequence 6
Occupancy 1 599 Relocatable Office 100%
Occupancy 2
Occupancy 3
Total Floor Area 660
Average Perimeter 136
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2015
Effective Age 7
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Bow
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
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 73.37
Wall Cost 54.34
HVAC Cost 14.54
Basement Cost 0.00
Total Base Cost 142.25
Total Area 660
Base RCN 93,885
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 93,885
Physical Depreciation 26%
Functional Depreciation
Total Depreciation 26% (24,410)
Total RCNLD 69,475
Lump Sums
Total Building Value 69,475 \$ 105.27 Per SqFt



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Account	660010348	Tax Area Code	3
Parcel ID	20N14E-10-1-00000-000-0000	Property Class	RA
Cadastral ID	10-20-14-00200	Owners Name	GREENHILL PROPERTIES LLC

Building Data	Building Image
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<p>Building ID 5278 Building Sequence 7 Occupancy 1 528 Service Repair Garage 100% Occupancy 2 Occupancy 3 Total Floor Area 18,620 Average Perimeter 576 Number Of Storys 1.00 Average Wall Ht 30.00 Year Built 2022 Effective Age 2 Construction Class 2 - Heavier Wood or Steel Stud Frame Quality 5 - Very Good Condition 3 - Average Exterior Wall 88 - Stud Metal Siding Heating/Cooling Roof Type Gable Roof Cover Metal</p> <p>Basement Area Basement Levels Basement Finish Finish Code - 1 Finish Area - 1 Finish Code - 2 Finish Area - 2</p>	<p>Image Information</p> <p>Image Name Image Date Image Name Description</p>
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Cost Calculations	
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<p>Appraisal Zone 3 Zone Description Base Cost 77.12 Wall Cost 28.62 HVAC Cost 0.00 Basement Cost 0.00 Total Base Cost 105.74 Total Area 18,620 Base RCN 1,968,879 Misc Impr Value 132,128</p>	<p>Manual Date 01/2025 Base Year 2026 Modifier Value Total Replacement Cost 2,101,007 Physical Depreciation 2% Functional Depreciation Total Depreciation 2% (42,020) Total RCNLD 2,058,987 Lump Sums Total Building Value 2,058,987 \$ 110.58 Per SqFt</p>
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Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value

PACN	Paving - Concrete		21380	21,380	6.18		132,128
Total Misc Improvement							132,128



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	8x40x8			160
	Qual 0	Cond 0	Year 0	Eff Age	0	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 160)				1,000		1,000
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual 0	Cond 0	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			160
	Qual 0	Cond 0	Year 0	Eff Age	0	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 160)				1,000		1,000
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual 0	Cond 0	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 0	Cond 0	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 0	Cond 0	Year 0	Eff Age	0	
Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)				2,000		2,000



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SHIP	Shipping/Storage Container				8x40x8				160
Qual	0	Cond	0	Year	0	Eff Age	0		

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 160)				1,000	1,000

SHIP	Shipping/Storage Container				8x40x8				160
Qual	0	Cond	0	Year	0	Eff Age	0		

Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 160)				1,000	1,000

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

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



Rogers

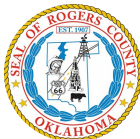
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SHIP	Shipping/Storage Container	8x40x8	320		
Qual	0	Cond 0	Year 0	Eff Age 0	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 320)			2,000	2,000
Total Site Improvement Value				26,000



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			53.644	108	108	5,794	5,794
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			17.447	192	192	3,350	3,350
OS	OSAGE CLAY	TMBR	58			132.783	104	104	13,862	13,862
RS	ROUGH STONY LAND	TMBR	20			56.164	36	36	2,022	2,022
SO	SOGN SOILS	NTV PST	15			145.787	36	36	5,248	5,248
VE	VERDIGRIS CLAY LOAM	TMBR	90			49.179	162	162	7,967	7,967
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			8.692	85	85	735	735
W	WATER	TMBR	0			7.273	0	0	0	0
TMBR Totals						470.970			38,978	38,978
Total Agland						470.970			38,978	38,978