



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 14:00:30  
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Assessment Data					Primary Image									
Account	660010359													
Parcel ID	20N15E-10-3-00000-000-0000													
Cadastral ID	10-20-15-00520													
Property Type	REAL - Real Property													
Property Class	RC	VI Area 3												
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	321256													
GBS PROPERTIES LLC														
18693 E 410 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size 10 - Acres												
Sec/Twn/Rng	10 / 20 / 15 / 3													
Neighborhood	5001 - TASC 2016													
School District	S008 - VERDIGRIS SCHOOLS													
660010359_001.JPG 1/13/2026														
Legal Description Lat/Long: 36.22506159 -95.70144295														
TR IN NE SW, BEG: NE/C NE SW, N TO PT OF INTERS WITH ELY ROW LINE HY 66, S 53-06 W 807.38' TO POB S 53-06 W 242.62' S 6-9 E 761 56' TO S/L NE SW, E 760' N 41.02' N 36-53 W 1078.97' TO POB														
Building Permits														
<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					
					/	COLLINS, REGINALD R &	02/20/2020	130,000	YES					
					1817/756	TIME AUTO PARTS, INC	10/24/2006	65,000	YES					
					825/195			0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2021	Land Value	130,004	130,004	11%	14,300	Assessed	14,300	1,489.09					
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	130,004	130,004		14,300	Total Taxable	14,300	1,489.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660010359	GBS PROPERTIES LLC	4	130,004	0	14,300	1,489.00							
2024	2024-660010359	GBS PROPERTIES LLC	4	130,004	0	14,300	1,370.00							
2023	2023-660010359	GBS PROPERTIES LLC	4	130,004	0	14,300	1,350.00							
2022	2022-660010359	GBS PROPERTIES LLC	4	130,004	0	14,300	1,374.00							
2021	2021-660010359	GBS PROPERTIES LLC	4	130,004	0	14,300	1,338.00							
2020	2020-660010359	GBS PROPERTIES LLC	4	1,620	0	178	17.00							
2019	2019-660010359	COLLINS, REGINALD R &	4	1,620	0	178	17.00							
2018	2018-660010359	COLLINS, REGINALD R &	4	1,620	0	178	17.00							
2017	2017-660010359	COLLINS, REGINALD R &	4	1,620	0	178	17.00							
2016	2016-660010359	COLLINS, REGINALD R &	4	1,620	0	178	17.00							
2015	2015-660010359	COLLINS, REGINALD R &	4	1,620	0	178	17.00							
2014	2014-660010359	COLLINS, REGINALD R &	4	1,620	0	178	16.00							
2013	2013-660010359	COLLINS, REGINALD R &	4	1,620	0	178	17.00							



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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 10.031</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1835 COMM</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 436,950.36 x .40 = 176,756</p> <p>Factor Value 0</p> <p>Adjustments 73.55%</p> <p>Lot Value 130,004</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 130,004</p> <p>Cost Approach Value 130,004</p>	<p><b>Image Information</b></p> <p>Image ID 1132457</p> <p>Image Date 1/13/2026</p> <p>Name 001.JPG</p> <p>Description 660010359_001.JPG</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; 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>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 130,004</p> <p>Total Appraised Value 130,004</p>	