



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	660011431								
Parcel ID	20N15E-11-2-00000-000-0000								
Cadastral ID	11-20-15-01300								
Property Type	REAL - Real Property								
Property Class	UC	VI Area	3						
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	344042								
JR & TS PROPERTIES LLC									
3913 S 198TH E AVE BROKEN ARROW OK 74014-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	8.02 - Acres						
Sec/Twn/Rng	11 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.23319676 -95.68839186									
Building Permits									
TR IN NW NW DESC AS COMM AT NW/C NW; S89.4631E 900'; S00 1329W 173' TO POB; S00.1329W 799.38'; S80.5153W 600.07'; N00 1208W 229.25'; N13.4031W 345.82'; S89.4631E 72.72'; S67.3014E 295 98'; N22.2946E 196'; N67.3014W 308.87'; N53.3645E 435.75'; S41.3726E 153.17'; S89.4631E 89.82' TO POB LESS TR COMM NW/C									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	D & LP FAMILY LLC	04/10/2024	740,000	WG
					2550/750	D&LP FAMILY LLC	05/19/2016	0	4
					2294/264	PERKINS, DAVID L &	12/11/2012	0	4
					1213/372	1ST BANK OKLAHOMA	02/03/2000	80,000	No
					1123/774	F C C INDUSTRIES LTD	07/27/1998	440,000	Yes
					928/895	FORSYTH RENTALS & EQUIPMENT IN	08/23/1993	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	2025	Land Value	704,681	704,681	11%	Assessed	77,515	8,071.78	
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	704,681	704,681	77,515	Total Taxable	77,515	8,072.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660011431	JR & TS PROPERTIES LLC	80	704,681	0	77,515	8,072.00		
2024	2024-660011431	JR & TS PROPERTIES LLC	80	1,703	0	187	18.00		
2023	2023-660011431	D & LP FAMILY LLC	80	1,703	0	187	18.00		
2022	2022-660011431	D & LP FAMILY LLC	80	1,703	0	187	18.00		
2021	2021-660011431	D & LP FAMILY LLC	80	1,703	0	187	18.00		
2020	2020-660011431	D & LP FAMILY LLC	80	1,703	0	187	18.00		
2019	2019-660011431	D&LP FAMILY LLC	80	1,703	0	187	18.00		
2018	2018-660011431	D&LP FAMILY LLC	80	1,703	0	187	18.00		
2017	2017-660011431	D&LP FAMILY LLC	80	1,703	0	187	18.00		
2016	2016-660011431	D&LP FAMILY LLC	80	1,703	0	187	18.00		
2015	2015-660011431	PERKINS, DAVID L &	80	2,155	0	188	18.00		
2014	2014-660011431	PERKINS, DAVID L &	80	2,154	0	182	17.00		
2013	2013-660011431	PERKINS, DAVID L &	80	2,154	0	177	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 7.2968</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY FLOOD ZONE</p> <p>Value Model 1240 UNPLATTED (UNITS BUILDABLE)</p> <p>Value Method Units-Buildable</p> <p>Base Lot Value 317,848.00 x 1.00 = 317,848</p> <p>Factor Value 0</p> <p>Adjustments 221.70362%</p> <p>Lot Value 704,681</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 704,681</p> <p>Cost Approach Value 704,681</p>	<p>Image Information</p> <p>Image ID 1103550</p> <p>Image Date 10/15/2025</p> <p>Name 001.JPG</p> <p>Description 660011431_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</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value</p> <p>Land Value 704,681</p> <p>Total Appraised Value 704,681</p>	