



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:20:02  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012866 <b>Parcel ID</b> 000000-00-0-00159-004-0002 <b>Cadastral ID</b> 12-21-17-03080 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 48454 CIRCLE H RANCH  PO BOX 702271 TULSA OK 74170-0000  <b>Parcel Location</b> <b>Situs</b> 21122 E 480 RD <b>Subdivision</b> CIRCLE H RANCH <b>Lot/Block</b> 0002 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 17 / 5 <b>Neighborhood</b> 1215 - R-V03-SE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660012866_001.JPG 12/18/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32144587 -95.45170868 LOT 2 BLOCK 4 (NE NW NW NW) CIRCLE H RANCH																																																																																																																									
<b>Exemptions</b>					<b>Building Permits</b>																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>994/68</td> <td>NEES, ROGER</td> <td>06/26/1995</td> <td>0</td> <td>No</td> </tr> <tr> <td>813/256</td> <td></td> <td></td> <td>9,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	994/68	NEES, ROGER	06/26/1995	0	No	813/256			9,000	No																																																																																							
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
994/68	NEES, ROGER	06/26/1995	0	No																																																																																																																					
813/256			9,000	No																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 17,028</td> <td>17,028</td> <td>11%</td> <td>1,873</td> <td>Assessed</td> <td>1,873</td> <td>184.15</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 0</td> <td>0</td> <td></td> <td>0</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 17,028</td> <td>17,028</td> <td></td> <td>1,873</td> <td>Total Taxable</td> <td>1,873</td> <td>184.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	0	Land Value 17,028	17,028	11%	1,873	Assessed	1,873	184.15	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 17,028	17,028		1,873	Total Taxable	1,873	184.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																																																																																																																	
Remove Cap	0	Land Value 17,028	17,028	11%	1,873	Assessed	1,873	184.15																																																																																																																	
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 17,028	17,028		1,873	Total Taxable	1,873	184.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>17,028</td><td>0</td><td>1,819</td><td>179.00</td></tr> <tr><td>2024</td><td>2024-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>17,028</td><td>0</td><td>1,733</td><td>182.00</td></tr> <tr><td>2023</td><td>2023-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>15,000</td><td>0</td><td>1,650</td><td>176.00</td></tr> <tr><td>2022</td><td>2022-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>15,000</td><td>0</td><td>1,650</td><td>177.00</td></tr> <tr><td>2021</td><td>2021-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>15,000</td><td>0</td><td>1,650</td><td>172.00</td></tr> <tr><td>2020</td><td>2020-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>15,000</td><td>0</td><td>1,650</td><td>171.00</td></tr> <tr><td>2019</td><td>2019-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>15,000</td><td>0</td><td>1,650</td><td>169.00</td></tr> <tr><td>2018</td><td>2018-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>15,000</td><td>0</td><td>1,650</td><td>171.00</td></tr> <tr><td>2017</td><td>2017-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>15,000</td><td>0</td><td>1,625</td><td>166.00</td></tr> <tr><td>2016</td><td>2016-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>15,000</td><td>0</td><td>1,547</td><td>157.00</td></tr> <tr><td>2015</td><td>2015-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>15,000</td><td>0</td><td>1,474</td><td>153.00</td></tr> <tr><td>2014</td><td>2014-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>15,000</td><td>0</td><td>1,404</td><td>144.00</td></tr> <tr><td>2013</td><td>2013-660012866</td><td>CIRCLE H RANCH</td><td>94</td><td>15,000</td><td>0</td><td>1,337</td><td>134.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660012866	CIRCLE H RANCH	94	17,028	0	1,819	179.00	2024	2024-660012866	CIRCLE H RANCH	94	17,028	0	1,733	182.00	2023	2023-660012866	CIRCLE H RANCH	94	15,000	0	1,650	176.00	2022	2022-660012866	CIRCLE H RANCH	94	15,000	0	1,650	177.00	2021	2021-660012866	CIRCLE H RANCH	94	15,000	0	1,650	172.00	2020	2020-660012866	CIRCLE H RANCH	94	15,000	0	1,650	171.00	2019	2019-660012866	CIRCLE H RANCH	94	15,000	0	1,650	169.00	2018	2018-660012866	CIRCLE H RANCH	94	15,000	0	1,650	171.00	2017	2017-660012866	CIRCLE H RANCH	94	15,000	0	1,625	166.00	2016	2016-660012866	CIRCLE H RANCH	94	15,000	0	1,547	157.00	2015	2015-660012866	CIRCLE H RANCH	94	15,000	0	1,474	153.00	2014	2014-660012866	CIRCLE H RANCH	94	15,000	0	1,404	144.00	2013	2013-660012866	CIRCLE H RANCH	94	15,000	0	1,337	134.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660012866	CIRCLE H RANCH	94	17,028	0	1,819	179.00																																																																																																																		
2024	2024-660012866	CIRCLE H RANCH	94	17,028	0	1,733	182.00																																																																																																																		
2023	2023-660012866	CIRCLE H RANCH	94	15,000	0	1,650	176.00																																																																																																																		
2022	2022-660012866	CIRCLE H RANCH	94	15,000	0	1,650	177.00																																																																																																																		
2021	2021-660012866	CIRCLE H RANCH	94	15,000	0	1,650	172.00																																																																																																																		
2020	2020-660012866	CIRCLE H RANCH	94	15,000	0	1,650	171.00																																																																																																																		
2019	2019-660012866	CIRCLE H RANCH	94	15,000	0	1,650	169.00																																																																																																																		
2018	2018-660012866	CIRCLE H RANCH	94	15,000	0	1,650	171.00																																																																																																																		
2017	2017-660012866	CIRCLE H RANCH	94	15,000	0	1,625	166.00																																																																																																																		
2016	2016-660012866	CIRCLE H RANCH	94	15,000	0	1,547	157.00																																																																																																																		
2015	2015-660012866	CIRCLE H RANCH	94	15,000	0	1,474	153.00																																																																																																																		
2014	2014-660012866	CIRCLE H RANCH	94	15,000	0	1,404	144.00																																																																																																																		
2013	2013-660012866	CIRCLE H RANCH	94	15,000	0	1,337	134.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:20:03  
Page 2

Lot Data		Square-Foot - NBHD 1215 #1		Primary Image				
Lot Size				<p>660012866_001.JPG 12/18/2025</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.3409							
Topography								
Street Access								
Utilities								
Amenities	HYW FRONTAGE	0	0					
Method	Square-Foot							
Base Lot Value	101,971.00 x .17 = 17,028							
Factor Value								
Adjustments	1.0000							
Lot Value	17,028							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	//							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<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	+	17,028				
Total Area	x	Indicated Value	=	17,028				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

660012866\_001.JPG

12/18/2025

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	17,028		
Indicated Value	17,028	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	17,028	0.00	Total Value Per SqFt