



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:55:29
 Page 1

Assessment Data					Primary Image									
Account	660013999				No Image On File									
Parcel ID	22N14E-14-3-00000-000-0000													
Cadastral ID	14-22-14-00600													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	343724													
C & N HOLDINGS LLC														
11523 E PINE ST TULSA OK 74116-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size 33 - Acres												
Sec/Twn/Rng	14 / 22 / 14 / 3													
Neighborhood	4010 - 22-14													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.38103166 -95.79016534														
Building Permits														
S2 S2 SW LYING N OF RIVER														
<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					
					/	WILLIAMS, MELISSA METZ BYARS &	11/03/2023	330,500	WG					
					2282/134	BYARS, AMANDA METZ	10/31/2012	0	4					
					2105/193	BYARS, ROY W II	05/26/2010	0	4					
					890/417	BYARS, ROY W	08/21/1992	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2024	Land Value	9,514	9,514	11%	1,047	Assessed	1,047	113.27					
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	9,514	9,514		1,047	Total Taxable	1,047	113.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660013999	C & N HOLDINGS LLC	10	9,704	0	1,067	115.00							
2024	2024-660013999	C & N HOLDINGS LLC	10	9,704	0	1,067	112.00							
2023	2023-660013999	WILLIAMS, MELISSA METZ BYARS &	10	9,704	0	1,067	111.00							
2022	2022-660013999	WILLIAMS, MELISSA METZ BYARS &	10	9,704	0	1,067	111.00							
2021	2021-660013999	WILLIAMS, MELISSA METZ BYARS &	10	9,704	0	1,067	112.00							
2020	2020-660013999	WILLIAMS, MELISSA METZ BYARS &	10	9,704	0	1,067	113.00							
2019	2019-660013999	WILLIAMS, MELISSA METZ BYARS &	10	9,704	0	1,067	111.00							
2018	2018-660013999	WILLIAMS, MELISSA METZ BYARS &	10	9,705	0	1,068	115.00							
2017	2017-660013999	WILLIAMS, MELISSA METZ BYARS &	10	9,705	0	1,068	121.00							
2016	2016-660013999	WILLIAMS, MELISSA METZ BYARS &	10	9,704	0	1,067	110.00							
2015	2015-660013999	WILLIAMS, MELISSA METZ BYARS &	10	9,704	0	1,067	105.00							
2014	2014-660013999	WILLIAMS, MELISSA METZ BYARS &	10	9,705	0	1,068	105.00							
2013	2013-660013999	WILLIAMS, MELISSA METZ BYARS &	10	9,705	0	1,068	101.00							



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Date 04/18/2026
 Time 06:55:29
 Page 2

Lot Data		Units-Buildable - 22-14 (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	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				GRM Approach				
				GRM Code				
				Gross Rent	0.00			
				Indicated Value				
				Multiple Regression				
				MRA Code				
				Adjusted R				
				Indicated Value				
				Direct Comparables				
				Selection Model	1 Res			
				Adjustment Model	A2 AO Test			
				Comparables				
				Indicated Value				
				Value Reconciliation				
				Selected Approach	Cost Approach			
				Improvements				
				Lot Value				
				Indicated Value	0.00 Per SqFt			
				Agland Value	9,514			
				Site Improvements				
				Total Value	9,514 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Date 04/18/2026
Time 06:55:29
Page 3

Agland Inventory

660013999

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			3.569	85	85	302	302
W	WATER	TMBR	0			.186	0	0	0	0
TMBR Totals						3.755			302	302
VE	VERDIGRIS CLAY LOAM	CLT LND	90			29.245	315	315	9,212	9,212
CLT LND Totals						29.245			9,212	9,212
Total Agland						33.000			9,514	9,514