



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 17:27:04  
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Assessment Data					Primary Image									
Account	660014896				No Image On File									
Parcel ID	20N15E-16-4-00000-000-0000													
Cadastral ID	16-20-15-00100													
Property Type	REAL - Real Property													
Property Class	RC	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	345106													
BAC HOLDINGS LLC														
12401 E ADMIRAL PL TULSA OK 74116-0000														
<b>Parcel Location</b>														
<b>Situs</b>														
<b>Subdivision</b>														
Lot/Block	/	Parcel Size	24.7 - Acres											
Sec/Twn/Rng	16 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.20743508 -95.71585369														
<b>Building Permits</b>														
LOT 6 LESS 11.50 AC US GOV TR 423-1														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	NORTHERN WHITE SAND LLC	04/23/2025	790,000	20					
					2329/252	MID-AMERICA PORT INC	05/23/2013	1,090,500	WB					
					2308/134	MID-AMERICA PORT INC &	02/22/2013	0	4					
					2307/409	STAFIRA, JOHN P & BARBARA A &	02/22/2013	0	4					
					2004/931	ELLIS, DOROTHY H &	11/14/2008	0	4					
					973/505	BERRY, HELEN MARIE &	11/08/1994	54,000	Yes					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	2026	Land Value	252,803	252,803	11%	27,808	Assessed	27,808	2,582.25					
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	252,803	252,803	27,808	Total Taxable	27,808	2,582.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014896	BAC HOLDINGS LLC	20	8,055	0	886	82.00							
2024	2024-660014896	NORTHERN WHITE SAND LLC	20	8,055	0	886	80.00							
2023	2023-660014896	NORTHERN WHITE SAND LLC	20	8,055	0	886	77.00							
2022	2022-660014896	NORTHERN WHITE SAND LLC	20	8,055	0	886	77.00							
2021	2021-660014896	NORTHERN WHITE SAND LLC	20	8,055	0	886	78.00							
2020	2020-660014896	NORTHERN WHITE SAND LLC	20	8,055	0	886	78.00							
2019	2019-660014896	NORTHERN WHITE SAND LLC	20	8,055	0	886	79.00							
2018	2018-660014896	NORTHERN WHITE SAND LLC	20	8,063	0	887	79.00							
2017	2017-660014896	NORTHERN WHITE SAND LLC	20	8,055	0	886	80.00							
2016	2016-660014896	NORTHERN WHITE SAND LLC	20	8,055	0	886	79.00							
2015	2015-660014896	NORTHERN WHITE SAND LLC	20	8,055	0	886	79.00							
2014	2014-660014896	NORTHERN WHITE SAND LLC	20	8,063	0	887	80.00							
2013	2013-660014896	NORTHERN WHITE SAND LLC	20	8,063	0	887	79.00							



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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 26.9263</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 1,172,910.00 x 1.00 = 1,172,910</p> <p>Factor Value 0</p> <p>Adjustments 21.5535%</p> <p>Lot Value 252,803</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 252,803</p> <p>Cost Approach Value 252,803</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</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 252,803</p> <p>Total Appraised Value 252,803</p>	