



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:49:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018683 Parcel ID 20N15E-21-2-00000-000-0000 Cadastral ID 21-20-15-00100 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 Parcel Location Situs Subdivision Lot/Block / Parcel Size 7.36 - Acres Sec/Twn/Rng 21 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660018683 10/27/25</p> <p>660018683_001.JPG 10/29/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.20504728 -95.72517187																																																																																																																									
PT NW NW NW, BEG AT PT ON N/ BNDRY OF SD NW NW NW, SEC 21, HAVING BEARING OF E 287.50' E OF NW/C THEREOF; ALG N/BNDRY ON A BEARING OF E 371.41' TO NE/C NW NW NW; ALG E BOUND OF NW NW NW ON A BEARING S 660.43 TO SE/C NW NW NW, ALG S/BOUND ON A BEARING W 589.97' TO A PT ON HWY ROW N 19-12-52 E 666. 70' ALG					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																																																																																																											
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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 7.1233</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 310,292.00 x 1.00 = 310,292</p> <p>Factor Value 0</p> <p>Adjustments 25.46%</p> <p>Lot Value 79,000</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 79,000</p> <p>Cost Approach Value 79,000</p>	<p>Image Information</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 & 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 79,000</p> <p>Total Appraised Value 79,000</p>	