



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:02:24
Page 1

Assessment Data					Primary Image														
Account 660018692 Parcel ID 20N15E-21-2-00000-000-0000 Cadastral ID 21-20-15-01000 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 20 - CATOOSA RURAL Name ID 331560 VERDIGRIS RIVER RANCH LLC 5164 WHEELING AVE TULSA OK 74105-0000 Parcel Location Situs Subdivision Lot/Block 0000 / 0000 Parcel Size 152.7 - Acres Sec/Twn/Rng 21 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660018692_001.JPG 10/29/2025</p>														
Legal Description Lat/Long: 36.19529441 -95.71227661																			
E2 LYING S&E I-44.					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	HENRY, RYAN PAUL	07/29/2020	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax										
Remove Cap	0	Land Value	13,763	13,763	11%	1,514	Assessed	1,514	140.59										
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	13,763	13,763		1,514	Total Taxable	1,514	141.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018692	VERDIGRIS RIVER RANCH LLC			20	13,728	0	1,510	140.00										
2024	2024-660018692	VERDIGRIS RIVER RANCH LLC			20	42,621	0	4,688	424.00										
2023	2023-660018692	VERDIGRIS RIVER RANCH LLC			20	42,057	0	4,626	402.00										
2022	2022-660018692	VERDIGRIS RIVER RANCH LLC			20	45,432	0	4,997	435.00										
2021	2021-660018692	VERDIGRIS RIVER RANCH LLC			20	44,841	0	4,932	434.00										
2020	2020-660018692	VERDIGRIS RIVER RANCH LLC			20	47,874	0	5,266	466.00										
2019	2019-660018692	HENRY, RYAN PAUL			20	47,191	0	5,191	465.00										
2018	2018-660018692	HENRY, RENE PAUL JR ET AL			20	47,926	0	5,272	469.00										
2017	2017-660018692	HENRY, RENE PAUL JR ET AL			20	47,411	0	5,215	471.00										
2016	2016-660018692	HENRY, RENE PAUL JR ET AL			20	47,411	0	5,215	464.00										
2015	2015-660018692	HENRY, RENE PAUL JR ET AL			20	47,191	0	5,191	464.00										
2014	2014-660018692	HENRY, RENE PAUL JR ET AL			20	47,463	0	5,221	472.00										
2013	2013-660018692	HENRY, RENE PAUL JR ET AL			20	47,463	0	5,221	467.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:02:24
 Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image					
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value								
Residential Data			660018692_001.JPG 10/29/2025					
Type			GRM Approach					
Condition -			GRM Code					
Quality -			Gross Rent 0.00					
Architecture			Indicated Value					
Style			Multiple Regression					
Exterior Wall			MRA Code					
Base/Total Area /			Adusted R					
Style			Indicated Value					
HVAC			Direct Comparables					
Roof Cover			Selection Model 1 Res					
Area on Slab			Adjustment Model A2 AO Test					
Fixture/RghIn /			Comparables					
Bed/F/H Bath / /			Indicated Value					
Basement Area			Value Reconciliation					
Garage Type			Selected Approach Cost Approach					
Remodel			Improvements					
Year/Eff Age /			Lot Value					
Cost Approach Manual : 01/2025			Indicated Value 0.00 Per SqFt					
Base Cost 0.00	Total Misc Impr + 0		Agland Value 13,763					
Roofing Adj + 0.00	Garage Cost +		Site Improvements					
Subfloor Adj + 0.00	Total RCN = 0		Total Value 13,763 0.00 Total Value Per SqFt					
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 +							
Total Area x	Indicated Value =							
Adjusted Cost = 0	Value Per SqFt 0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:02:24
Page 3

Agland Inventory

660018692

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			5.516	36	36	199	199
OS	OSAGE CLAY	TMBR	58			125.811	104	104	13,135	13,135
VE	VERDIGRIS CLAY LOAM	TMBR	90			2.646	162	162	429	429
W	WATER	TMBR	0			18.726	0	0	0	0
TMBR Totals						152.700			13,763	13,763
Total Agland						152.700			13,763	13,763