



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account 660019043 Parcel ID 20N15E-22-1-00000-000-0000 Cadastral ID 22-20-15-00400 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 333792 FLYING SQUIRREL FARMS LLC 2660 S BIRMINGHAM PL TULSA OK 74114-0000 Parcel Location Situs 07506 E 560 RD Subdivision Lot/Block / Parcel Size 70 - Acres Sec/Twn/Rng 22 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					<p>660019043 10/27/25</p> <p>660019043_004.JPG 10/29/2025</p>				
Legal Description Lat/Long: 36.20334945 -95.69758641									
W2 NE & E 267' NW LYING N OF DAM					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	YOUNG, TIMOTHY R & KELLY, VINCENT M	11/20/2023	1,300,000	WG
					2231/510	KELLY, VINCENT M	03/05/2012	750,000	WG
					1387/896	CONKWRIGHT, FRANK C	06/28/2002	294,000	11
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2024		Land Value	9,685	9,685	11%	Assessed	49,843	5,190.24
Year Frozen	0		Improvements	475,320	443,437		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	485,005	453,122		Total Taxable	49,843	5,190.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660019043	FLYING SQUIRREL FARMS LLC			4	455,469	0	48,392	5,039.00
2024	2024-660019043	FLYING SQUIRREL FARMS LLC			4	427,112	0	46,982	4,503.00
2023	2023-660019043	YOUNG, TIMOTHY R &			4	449,842	0	49,483	4,672.00
2022	2022-660019043	YOUNG, TIMOTHY R &			4	448,344	0	49,064	4,715.00
2021	2021-660019043	YOUNG, TIMOTHY R &			4	435,529	0	47,635	4,459.00
2020	2020-660019043	YOUNG, TIMOTHY R &			4	431,542	0	46,247	4,337.00
2019	2019-660019043	YOUNG, TIMOTHY R &			4	408,185	0	44,900	4,277.00
2018	2018-660019043	YOUNG, TIMOTHY R &			4	421,852	0	46,403	4,422.00
2017	2017-660019043	YOUNG, TIMOTHY R &			4	366,379	0	39,858	3,808.00
2016	2016-660019043	YOUNG, TIMOTHY R &			4	356,183	0	38,698	3,709.00
2015	2015-660019043	YOUNG, TIMOTHY R &			4	346,278	0	37,570	3,628.00
2014	2014-660019043	YOUNG, TIMOTHY R &			4	347,211	0	36,476	3,333.00
2013	2013-660019043	YOUNG, TIMOTHY R &			4	321,942	0	35,413	3,353.00



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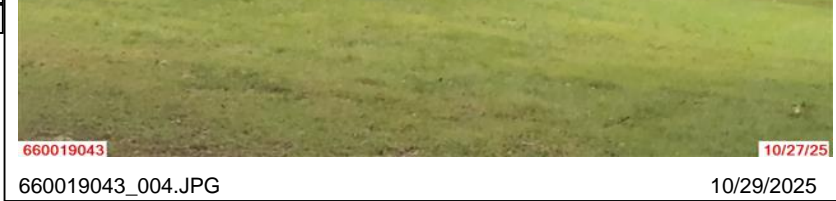
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,266 / 2,794
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,266
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	625 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2004 / 17



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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	

Cost Approach				Manual : 01/2025			
Base Cost	106.78	Total Misc Impr	+ 52,352	Roofing Adj	+ 5.42	Garage Cost	+ 41,081
Subfloor Adj	+ -3.74	Total RCN	= 480,458	Heat/Cool Adj	+ 18.45	Depreciation (19%)	- 91,287
Plumbing Adj	+ 11.61	Lump Sums	+ 3,993	Basement Adj	+ 0.00	RCNLD	= 393,164
Adj Base Cost	= 138.52	Lot Value	+ 393,164	Total Area	x 2,794	Indicated Value	= 393,164
Adjusted Cost	= 387,025	Value Per SqFt	140.72	Adjusted Cost	= 387,025	Value Per SqFt	140.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	393,164		
Lot Value			
Indicated Value	393,164	140.72	Per SqFt
Agland Value	9,685		
Site Improvements	82,156		
Total Value	485,005	173.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	8,198.48		24,595
ODFP	Outdoor Fireplace/Firepit	0		1	1	5,778.25		5,778
PRCH	SLAB PORCH - COVERED	45907	117		117	36.87		4,314
PRCH	SLAB PORCH - COVERED	45908	15x7		105	36.95		3,880
PRCH	Porch	45909	43x9		387	35.62		13,785
WODO	WOOD DECK - OPEN	45910	15x9		135	35.42	55%	2,152
WODO	Wood Deck - Open	45911	22x5		110	37.19	55%	1,841



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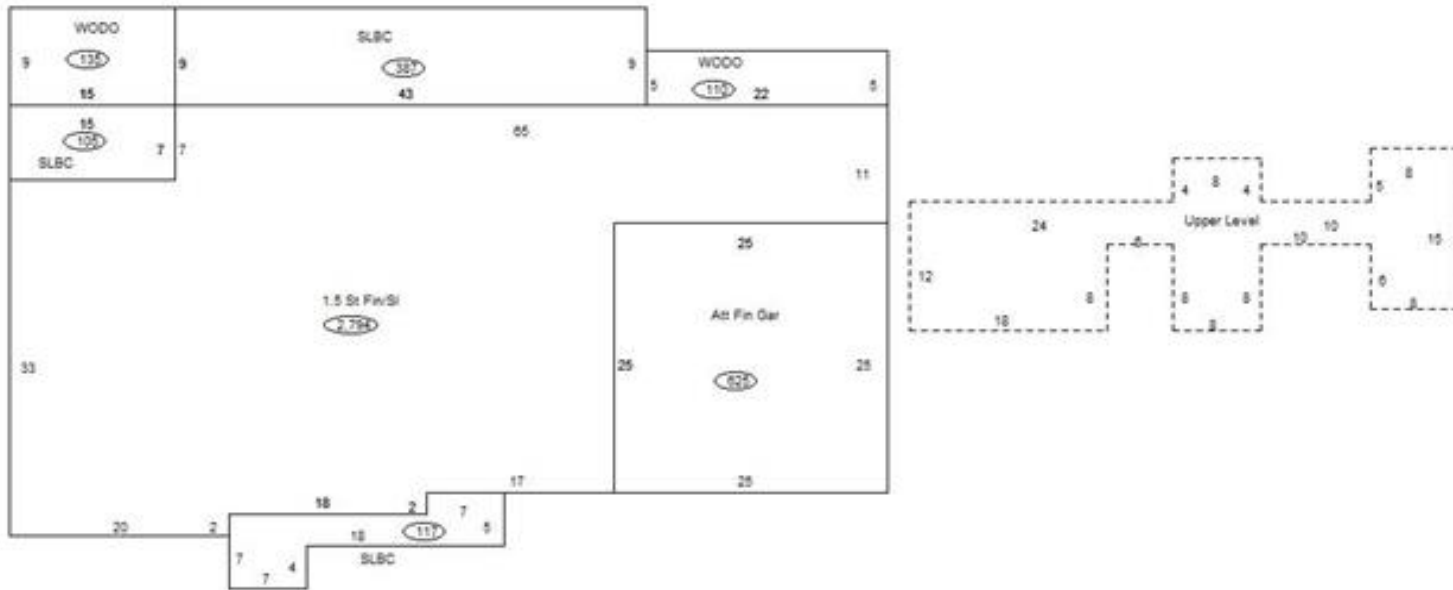
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,266	1.233	2,794
2	U	^UL	Overhang	13	Upper Level	528	1.000	528
3	G	5		13	Att Fin Gar	625	1.000	625
4	M	PRCH		13	SLBC	117	1.000	117
5	M	PRCH		13	SLBC	105	1.000	105
6	M	PRCH		13	SLBC	387	1.000	387
7	M	WODO		13	WODO	135	1.000	135
8	M	WODO		13	WODO	110	1.000	110
Total Building Area						2,266		2,794



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual 4	Cond 4	Year 2021	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (4,820.00 x 1) 4,820			4,820 916	3,904



UTIL	Utility Building	42x80x10	Concrete	Formed Metal	3,360
Qual 3	Cond 3	Year 2014	Eff Age 9		

Valuation Summary	Modifier Total	RCN	Depr (17% Phys/ % Func)	RCNLD
Base Cost (23.48 x 3,360) 78,893			78,893 13,412	65,481



BNGP	Barn - General Purpose	30x50x8	Dirt	Formed Metal	1,500
Qual 2	Cond 3	Year 1990	Eff Age 27		

Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (18.92 x 1,500) 28,380			28,380 15,609	12,771



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	TMBR	58			42.644	104	104	4,452	4,452
VE	VERDIGRIS CLAY LOAM	TMBR	90			18.446	162	162	2,988	2,988
TMBR Totals						61.090			7,440	7,440
VE	VERDIGRIS CLAY LOAM	IMP PST	90			8.910	252	252	2,245	2,245
IMP PST Totals						8.910			2,245	2,245
Total Agland						70.000			9,685	9,685