



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:02:18
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Assessment Data					Primary Image									
Account	660019048				No Image On File									
Parcel ID	20N15E-22-4-00000-000-0000													
Cadastral ID	22-20-15-01400													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	331560													
VERDIGRIS RIVER RANCH LLC														
5164 WHEELING AVE TULSA OK 74105-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size	29.88 - Acres											
Sec/Twn/Rng	22 / 20 / 15 / 4													
Neighborhood	2015 - UNPLATTED													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.19230937 -95.69832729														
Building Permits														
LOTS 8 & 9 LYING S OF NEW RIVER CHANNEL														
<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	104.132	Current Tax						
Remove Cap	0	Land Value	4,575	4,575	11%	503	Assessed	503	52.38					
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	4,575	4,575		503	Total Taxable	503	52.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019048	VERDIGRIS RIVER RANCH LLC	4	4,749	0	522	55.00							
2024	2024-660019048	VERDIGRIS RIVER RANCH LLC	4	4,749	0	522	50.00							
2023	2023-660019048	VERDIGRIS RIVER RANCH LLC	4	4,749	0	522	49.00							
2022	2022-660019048	HENRY, RYAN PAUL	4	4,749	0	522	50.00							
2021	2021-660019048	HENRY, RYAN PAUL	4	4,749	0	522	48.00							
2020	2020-660019048	HENRY, RYAN PAUL	4	4,749	0	522	49.00							
2019	2019-660019048	HENRY, RYAN PAUL	4	4,749	0	522	49.00							
2018	2018-660019048	HENRY, RENE PAUL JR ET AL	4	4,750	0	523	49.00							
2017	2017-660019048	HENRY, RENE PAUL JR ET AL	4	4,749	0	522	49.00							
2016	2016-660019048	HENRY, RENE PAUL JR ET AL	4	4,749	0	522	50.00							
2015	2015-660019048	HENRY, RENE PAUL JR ET AL	4	4,749	0	522	50.00							
2014	2014-660019048	HENRY, RENE PAUL JR ET AL	4	4,631	0	509	46.00							
2013	2013-660019048	HENRY, RENE PAUL JR ET AL	4	4,631	0	509	48.00							



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image						
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot 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 /								
			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 Aground Value 4,575 Site Improvements Total Value 4,575 0.00 Total Value Per SqFt						
Cost Approach								
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr + 0						
Roofing Adj +	0.00	Garage Cost +						
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 =						
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



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Agland Inventory

660019048

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VD	VERDIGRIS SILT LOAM	TMBR	95			23.698	171	171	4,052	4,052
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			6.182	85	85	523	523
TMBR Totals						29.880			4,575	4,575
Total Agland						29.880			4,575	4,575