



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	660019970				No Image On File									
Parcel ID	22N14E-23-2-00000-000-0000													
Cadastral ID	23-22-14-00300													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	343724													
C & N HOLDINGS LLC														
11523 E PINE ST TULSA OK 74116-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size 18 - Acres												
Sec/Twn/Rng	23 / 22 / 14 / 2													
Neighborhood	4010 - 22-14													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.37927658 -95.78984477														
Building Permits														
NW NE NW N OF RIVER & NE NW NW N OF RIVER														
<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					
					/	WILLIAMS, MELISSA METZ BYARS &	11/03/2023	330,500	WG					
					2282/134	BYARS, AMANDA METZ	10/31/2012	0	4					
					2105/193	BYARS, ROY W II	05/26/2010	0	4					
					890/417	BYARS, ROY W	08/21/1992	0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax					
Remove Cap	2024	Land Value	4,188	3,941	11%	434	Assessed	434	46.95					
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	4,188	3,941		434	Total Taxable	434	47.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660019970	C & N HOLDINGS LLC			10	3,827	0	421	46.00					
2024	2024-660019970	C & N HOLDINGS LLC			10	3,827	0	421	44.00					
2023	2023-660019970	WILLIAMS, MELISSA METZ BYARS &			10	3,827	0	421	44.00					
2022	2022-660019970	WILLIAMS, MELISSA METZ BYARS &			10	3,827	0	421	44.00					
2021	2021-660019970	WILLIAMS, MELISSA METZ BYARS &			10	3,827	0	421	44.00					
2020	2020-660019970	WILLIAMS, MELISSA METZ BYARS &			10	3,827	0	421	45.00					
2019	2019-660019970	WILLIAMS, MELISSA METZ BYARS &			10	3,827	0	421	44.00					
2018	2018-660019970	WILLIAMS, MELISSA METZ BYARS &			10	3,830	0	421	45.00					
2017	2017-660019970	WILLIAMS, MELISSA METZ BYARS &			10	3,830	0	421	48.00					
2016	2016-660019970	WILLIAMS, MELISSA METZ BYARS &			10	3,827	0	421	44.00					
2015	2015-660019970	WILLIAMS, MELISSA METZ BYARS &			10	3,827	0	421	41.00					
2014	2014-660019970	WILLIAMS, MELISSA METZ BYARS &			10	3,830	0	421	41.00					
2013	2013-660019970	WILLIAMS, MELISSA METZ BYARS &			10	3,830	0	421	40.00					



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Lot Data		Units-Buildable - 22-14 (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	4,188			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	4,188 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

660019970

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			6.346	85	85	537	537
W	WATER	TMBR	0			.065	0	0	0	0
TMBR Totals						6.411			537	537
VE	VERDIGRIS CLAY LOAM	CLT LND	90			11.589	315	315	3,651	3,651
CLT LND Totals						11.589			3,651	3,651
Total Agland						18.000			4,188	4,188