




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 17:43:39  
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Assessment Data					Primary Image																																																																										
<b>Account</b> 660021122 <b>Parcel ID</b> 23N16E-25-3-00000-000-0000 <b>Cadastral ID</b> 25-23-16-00610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 13 - FOYIL/ NW FIRE <b>Name ID</b> 308822 VLT PROPERTIES LLC  17217 E MARSHALL ST TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 11951 S 4180 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.48 - Acres <b>Sec/Twn/Rng</b> 25 / 23 / 16 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S007 - FOYIL SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0052 (15).JPG 2/3/2021</p>																																																																										
<b>Legal Description</b> Lat/Long: 36.43849881 -95.56101127 S 436.32', W 148' SW SW SW LESS BEG 293' N SW/C SW SW SW, E 30' S 10', W 30', N 10' TO POB																																																																															
<b>Exemptions</b>					<b>Building Permits</b>																																																																										
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																																								
2025	2025-660021122	VLT PROPERTIES LLC	13	101,119	0	8,926	916.00																																																																								
2024	2024-660021122	VLT PROPERTIES LLC	13	95,507	0	8,502	893.00																																																																								
2023	2023-660021122	VLT PROPERTIES LLC	13	75,611	0	8,097	849.00																																																																								
2022	2022-660021122	VLT PROPERTIES LLC	13	70,101	0	7,711	801.00																																																																								
2021	2021-660021122	VLT PROPERTIES LLC	13	72,103	0	7,931	796.00																																																																								
2020	2020-660021122	VLT PROPERTIES LLC	13	71,097	0	7,803	811.00																																																																								
2019	2019-660021122	VLT PROPERTIES LLC	13	67,556	0	7,431	771.00																																																																								
2018	2018-660021122	VLT PROPERTIES LLC	13	70,399	0	7,743	792.00																																																																								
2017	2017-660021122	VLT PROPERTIES LLC	13	69,607	0	7,656	773.00																																																																								
2016	2016-660021122	VLT PROPERTIES LLC	13	68,103	0	7,491	790.00																																																																								
2015	2015-660021122	VLT PROPERTIES LLC	13	68,118	0	7,493	776.00																																																																								
2014	2014-660021122	VLT PROPERTIES LLC	13	66,096	0		.00																																																																								
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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.3479		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	58,715.00 x .60 = 35,329		
Factor Value			
Adjustments	1.0000		
Lot Value	35,329		



\\tsclient\C\Users\Randy Necessary\Pictures\IMG\_0051 (15).JPG 2/3/2021

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	960 / 960
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1988 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	81,802	85.21	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	91.23	Total Misc Impr	+	3,259	
Roofing Adj	+ 4.19	Garage Cost	+		
Subfloor Adj	+ 2.39	Total RCN	=	102,072	
Heat/Cool Adj	+ 0.00	Depreciation ( 49%)	-	50,015	
Plumbing Adj	+ 5.12	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	52,057	
Adj Base Cost	= 102.93	Lot Value	+	35,329	
Total Area	x 960	Indicated Value	=	87,386	
Adjusted Cost	= 98,813	Value Per SqFt		91.03	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,057		
Lot Value	35,329		
Indicated Value	87,386	91.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	87,386	91.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	51618	40x4		160	20.37		3,259



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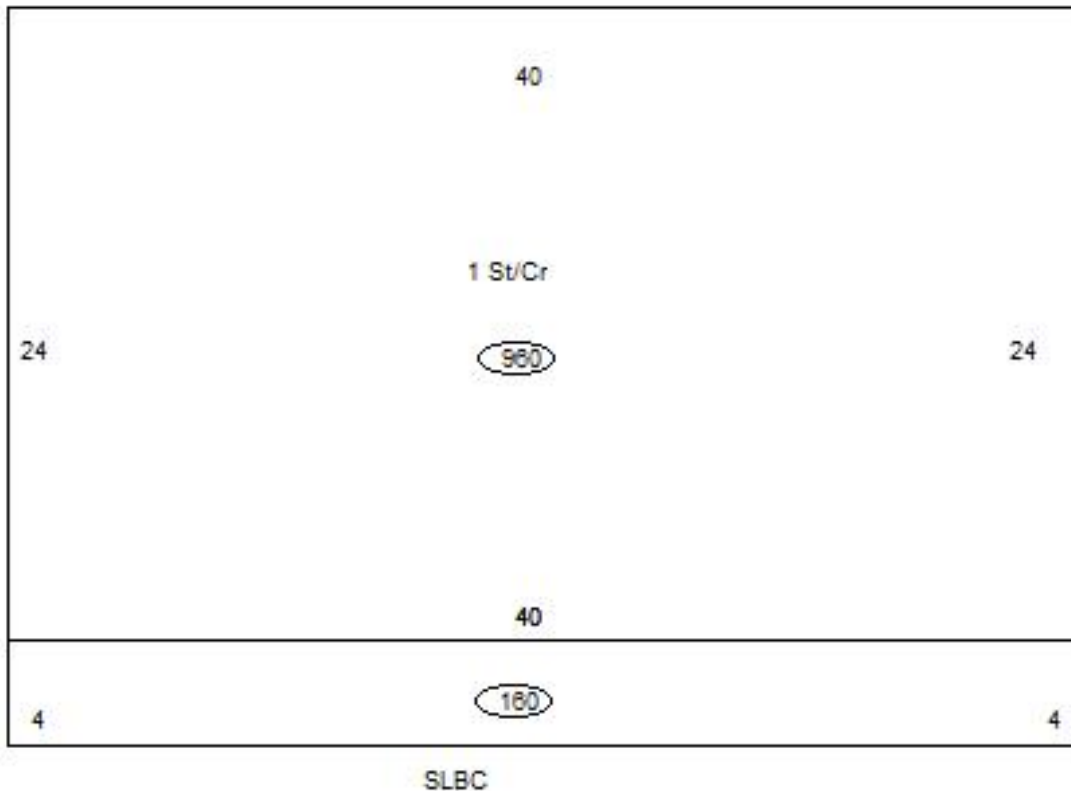
## Assessment Property Record Card for Tax Year 2026

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### Sketch Image

660021122



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	960	1.000	960
2	M	PRCH		10	SLBC	160	1.000	160
<b>Total Building Area</b>						960		960



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Lot Data		-
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	4
Method		
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	

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	
Site Improvements	7,203
Total Value	7,203 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	20x30x8	Concrete	Composition Shingle	600
	Qual 3	Cond 3	Year 1988	Eff Age 29		

Valuation Summary	Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
Base Cost (27.92 x 600)	16,752	16,752	9,549	7,203



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Lot Data		Primary Image	
Lot Size	-	<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0052 (15).JPG 2/3/2021</p>	
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data		GRM Approach	
Type	6 Mobile Home 66 x 14	GRM Code	
Condition	2 - Fair	Gross Rent	0.00
Quality	2 - Fair	Indicated Value	
Architecture	6 MS ADJ	Multiple Regression	
Style	100% Single Wide	MRA Code	
Exterior Wall	100% Aluminum Sheet	Adjusted R	
Base/Total Area	924 / 924	Indicated Value	
Style	100% Single Wide	Direct Comparables	
HVAC	1 Wall Air Conditioners (Count)	Selection Model	1 Res
Roof Cover	6 Galvanized Metal	Adjustment Model	A2 AO Test
Area on Slab	0	Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	2 / 1.0 /	Value Reconciliation	
Basement Area		Selected Approach	Correlated Value
Garage Type		Improvements	3,000
Remodel		Lot Value	
Year/Eff Age	1980 / 46	Indicated Value	3,000 3.25 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	3,000 3.25 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	33.34	Total Misc Impr	+ 0
Roofing Adj	+ 2.70	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 39,547
Heat/Cool Adj	+ 0.00	Depreciation ( 80%)	- 31,638
Plumbing Adj	+ 6.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 7,909
Adj Base Cost	= 42.80	Lot Value	+ 7,909
Total Area	x 924	Indicated Value	= 7,909
Adjusted Cost	= 39,547	Value Per SqFt	8.56
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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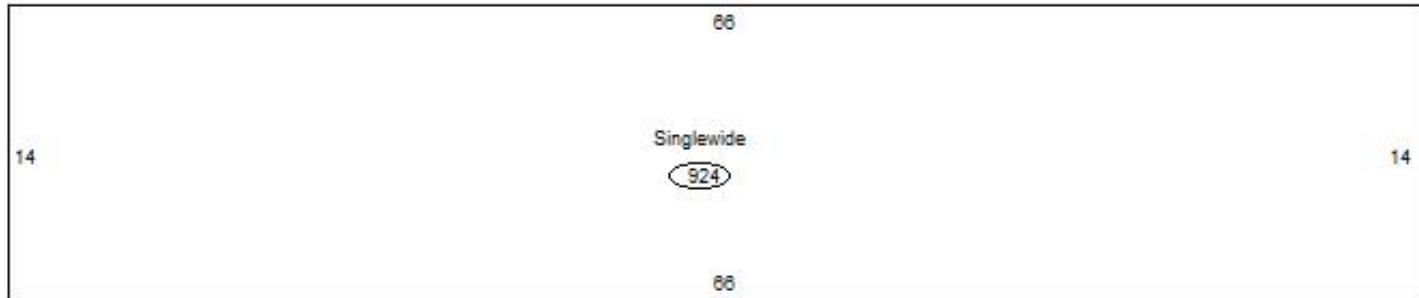
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### Sketch Image

660021122



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	924	1.000	924
<b>Total Building Area</b>						924		924