



# 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  | 660023622                  |                                    |            |             |               |                            |               |             |          |
| Parcel ID  | 19N17E-28-2-00000-000-0000 |                                    |            |             |               |                            |               |             |          |
| Cadastral ID   | 28-19-17-00400             |                                    |            |             |               |                            |               |             |          |
| Property Type  | REAL - Real Property       |                                    |            |             |               |                            |               |             |          |
| Property Class                                       | RA                         | VI Area                            | 3          |             |               |                            |               |             |          |
| Tax Area   | 2 - INOLA RURAL            |                                    |            |             |               |                            |               |             |          |
| Name ID  | 336976                     |                                    |            |             |               |                            |               |             |          |
| 1701 R.C. SARASOTA INVESTMENTS LLC                   |                            |                                    |            |             |               |                            |               |             |          |
| PO BOX 3669<br>TULSA OK 74101-0000                   |                            |                                    |            |             |               |                            |               |             |          |
| Parcel Location                                      |                            |                                    |            |             |               |                            |               |             |          |
| Situs  | 35399 S 4210 RD            |                                    |            |             |               |                            |               |             |          |
| Subdivision  |                            |                                    |            |             |               |                            |               |             |          |
| Lot/Block  | /                          | Parcel Size                        | 32 - Acres |             |               |                            |               |             |          |
| Sec/Twn/Rng  | 28 / 19 / 17 / 2           |                                    |            |             |               |                            |               |             |          |
| Neighborhood   | 1917 - UNPLATTED           |                                    |            |             |               |                            |               |             |          |
| School District                                      | S005 - INOLA SCHOOLS       |                                    |            |             |               |                            |               |             |          |
| Legal Description Lat/Long: 36.09923742 -95.50717116 |                            |                                    |            |             |               |                            |               |             |          |
| Building Permits                                     |                            |                                    |            |             |               |                            |               |             |          |
| N 528' OF S 1056' OF NW                              |                            |                                    |            |             |               |                            |               |             |          |
| Exemptions   |                            |                                    |            |             |               |                            |               |             |          |
| Code   | Type                       | Active                             | Maximum    | Exemption   | Bk/Pg         | Grantor                    | Date          | Price       | Code     |
| H  | Homestead                  | No                                 | 1,000      |             | /             | BDBB OUTDOOR LLC           | 12/30/2021    | 720,000     | WG       |
|  |                            |                                    |            |             | /             | HORSE RANCH PROPERTY LLC   | 12/29/2021    | 720,000     | WG       |
|  |                            |                                    |            |             | /             | TOCCI, ALBERT J JR         | 12/13/2018    | 525,000     | WG       |
|  |                            |                                    |            |             | 2697/239      | TOCCI, ALBERT J JR &       | 03/12/2018    | 0           | WB       |
|  |                            |                                    |            |             | 1876/308      | STERLING TRUST CO TRUSTEES | 06/04/2007    | 192,000     | YES      |
|  |                            |                                    |            |             | 1219/534      | MITCHELL, HELEN            | 03/17/2000    | 0           | No       |
| Parcel Valuation                                     |                            |                                    |            |             |               |                            |               |             |          |
| Source   | REAL                       | Fair Cash                          | Capped     | Asmnt Level | Assessed      | Levy Rate                  | 80.060        | Current Tax |          |
| Remove Cap   | 2022                       | Land Value                         | 3,880      | 3,880       | 11%           | 427                        | Assessed      | 23,132      | 1,851.95 |
| Year Frozen  | 0                          | Improvements                       | 229,652    | 206,414     |               | 22,705                     | Penalty       | 0           |          |
| Uncapped Value                                       | 0                          | Mobile Home                        | 0          | 0           |               | 0                          | Exemption     | 0           | 0.00     |
| TIF Project ID                                       | 0                          | Total Value                        | 233,532    | 210,294     |               | 23,132                     | Total Taxable | 23,132      | 1,852.00 |
| Assessment History                                   |                            |                                    |            |             |               |                            |               |             |          |
| Tax Year   | Statement Number           | Billed Owner                       | Tax Area   | Total Value | Exemptions    | Taxable Value              | Billed Tax    |             |          |
| 2025   | 2025-660023622             | 1701 R.C. SARASOTA INVESTMENTS LLC | 2          | 216,835     | 0             | 22,459                     | 1,798.00      |             |          |
| 2024   | 2024-660023622             | 1701 R.C. SARASOTA INVESTMENTS LLC | 2          | 206,658     | 0             | 21,805                     | 1,753.00      |             |          |
| 2023   | 2023-660023622             | 1701 R.C. SARASOTA INVESTMENTS LLC | 2          | 192,450     | 0             | 21,170                     | 1,705.00      |             |          |
| 2022   | 2022-660023622             | 1701 R.C. SARASOTA INVESTMENTS LLC | 2          | 191,130     | 0             | 21,025                     | 1,705.00      |             |          |
| 2021   | 2021-660023622             | HORSE RANCH PROPERTY LLC           | 2          | 164,824     | 0             | 18,034                     | 1,445.00      |             |          |
| 2020   | 2020-660023622             | HORSE RANCH PROPERTY LLC           | 2          | 163,418     | 0             | 17,509                     | 1,414.00      |             |          |
| 2019   | 2019-660023622             | HORSE RANCH PROPERTY LLC           | 2          | 154,534     | 0             | 16,999                     | 1,404.00      |             |          |
| 2018   | 2018-660023622             | TOCCI, ALBERT J JR                 | 2          | 158,923     | 0             | 17,454                     | 1,457.00      |             |          |
| 2017   | 2017-660023622             | TOCCI, ALBERT J JR &               | 2          | 157,920     | 1000          | 15,946                     | 1,342.00      |             |          |
| 2016   | 2016-660023622             | TOCCI, ALBERT J JR &               | 2          | 153,442     | 1000          | 15,452                     | 1,315.00      |             |          |
| 2015   | 2015-660023622             | TOCCI, ALBERT J JR &               | 2          | 149,846     | 1000          | 14,973                     | 1,299.00      |             |          |
| 2014   | 2014-660023622             | TOCCI, ALBERT J JR &               | 2          | 152,710     | 1000          | 14,508                     | 1,303.00      |             |          |
| 2013   | 2013-660023622             | TOCCI, ALBERT J JR &               | 2          | 141,780     | 1000          | 14,056                     | 1,184.00      |             |          |



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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          |                           |   |   | 660023622_002.JPG           | 11/11/2025                          |
| Factor Value            |                           |   |   | <b>GRM Approach</b>         |                                     |
| Adjustments             |                           |   |   | GRM Code                    |                                     |
| Lot Value               |                           |   |   | Gross Rent                  | 0.00                                |
|                         |                           |   |   | Indicated Value             |                                     |
| <b>Residential Data</b> |                           |   |   | <b>Multiple Regression</b>  |                                     |
| Type                    | 1 Single Family Residence |   |   | MRA Code                    |                                     |
| Condition               | 3 - Average               |   |   | Adusted R                   |                                     |
| Quality                 | 3 - Average               |   |   | Indicated Value             |                                     |
| Architecture            |                           |   |   | <b>Direct Comparables</b>   |                                     |
| Style                   | 100% One Story            |   |   | Selection Model             | 1 Res                               |
| Exterior Wall           | 100% Frame, Siding, Wood  |   |   | Adjustment Model            | A2 AO Test                          |
| Base/Total Area         | 1,800 / 1,800             |   |   | Comparables                 |                                     |
| Style                   | 100% One Story            |   |   | Indicated Value             |                                     |
| HVAC                    | 100% Warmed & Cooled Air  |   |   | <b>Value Reconciliation</b> |                                     |
| Roof Cover              | 1 Composition Shingle     |   |   | Selected Approach           | Cost Approach                       |
| Area on Slab            | 0                         |   |   | Improvements                | 198,757                             |
| Fixture/RghIn           | 13 /                      |   |   | Lot Value                   |                                     |
| Bed/F/H Bath            | 2 / 2.0 /                 |   |   | Indicated Value             | 198,757 110.42 Per SqFt             |
| Basement Area           |                           |   |   | Agland Value                | 3,880                               |
| Garage Type             |                           |   |   | Site Improvements           | 30,895                              |
| Remodel                 |                           |   |   | Total Value                 | 422,202 234.56 Total Value Per SqFt |
| Year/Eff Age            | 2008 / 14                 |   |   |                             |                                     |
| <b>Cost Approach</b>    |                           | <b>Manual : 01/2025</b>                       |   |                             |                                     |
| Base Cost               | 94.66                     | Total Misc Impr                               | + | 0                           |                                     |
| Roofing Adj             | + 4.48                    | Garage Cost                                   | + |                             |                                     |
| Subfloor Adj            | + 0.00                    | Total RCN                                     | = | 219,384                     |                                     |
| Heat/Cool Adj           | + 12.64                   | Depreciation ( 14%)                           | - | 30,714                      |                                     |
| Plumbing Adj            | + 10.10                   | Lump Sums                                     | + | 10,087                      |                                     |
| Basement Adj            | + 0.00                    | RCNLD   | = | 198,757                     |                                     |
| Adj Base Cost           | = 121.88                  | Lot Value                                     | + |                             |                                     |
| Total Area              | x 1,800                   | Indicated Value                               | = | 198,757                     |                                     |
| Adjusted Cost           | = 219,384                 | Value Per SqFt                                |   | 110.42                      |                                     |

| Miscellaneous Improvements |                     |           |       |      |       |           |      |       |
|----------------------------|---------------------|-----------|-------|------|-------|-----------|------|-------|
| Code                       | Description         | Sketch ID | Size  | Year | Units | Unit Cost | Depr | Value |
| WODO                       | WOOD DECK - OPEN    | 58044     | 10x10 |      | 100   | 27.10     | 6%   | 2,547 |
| WODC                       | Wood Deck - Covered | 58045     | 32x6  |      | 192   | 39.27     |      | 7,540 |



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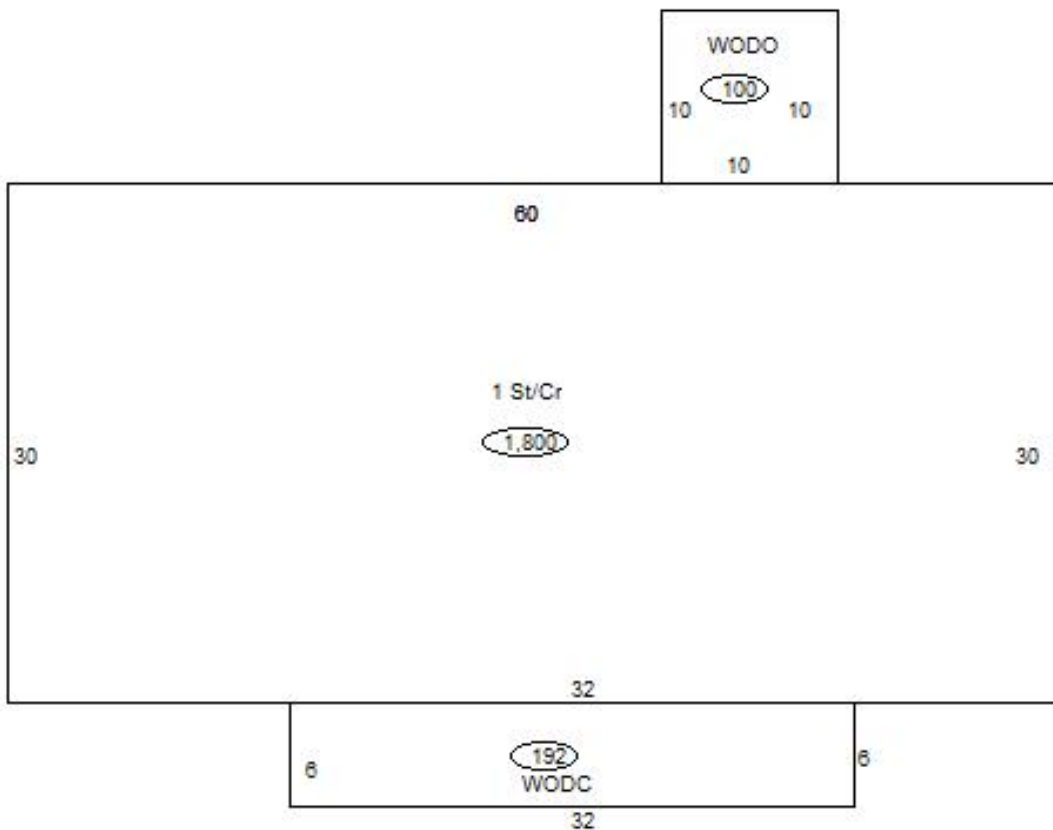
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Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1                          | R    | 1    | Crawl      | 13    | 1 St/Cr       | 1,800        | 1.000      | 1,800        |
| 2                          | M    | WODO |            | 13    | WODO          | 100          | 1.000      | 100          |
| 3                          | M    | WODC |            | 13    | WODC          | 192          | 1.000      | 192          |
| <b>Total Building Area</b> |      |      |            |       |               | <b>1,800</b> |            | <b>1,800</b> |



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### Outbuildings/Site Improvements

| Building Image   | Code   | Description            | Dimensions            | Floor             | Roofing                               | Total Units         |
|--|--|------------------------|-----------------------|-------------------|---------------------------------------|---------------------|
|  | BNGP   | Barn - General Purpose | 36x50x12              | Concrete          | Formed Metal                          | 1,800               |
|  | Qual 2   | Cond 3                 | Year 2008             | Eff Age 14        |                                       |                     |
|  | <b>Valuation Summary</b><br>Base Cost (24.03 x 1,800) 43,254 |                        | <b>Modifier Total</b> | <b>RCN</b> 43,254 | <b>Depr (31% Phys/ % Func)</b> 13,409 | <b>RCNLD</b> 29,845 |
|  | SHDS   | Shed - Small           | 8x8x8                 | Plank             | Composition Shingle                   | 64                  |
|  | Qual 3   | Cond 3                 | Year 2008             | Eff Age 14        |                                       |                     |
|  | <b>Valuation Summary</b><br>Base Cost (32.15 x 64) 2,058     |                        | <b>Modifier Total</b> | <b>RCN</b> 2,058  | <b>Depr (49% Phys/ % Func)</b> 1,008  | <b>RCNLD</b> 1,050  |



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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 |
|---------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| BC                  | BATES-COLLINSVILLE COMPLE | NTV PST  | 51  |          |          | 31.453 | 122      | 122      | 3,850     | 3,850        |
| BR                  | BREAKS-ALLUVIAL LAND COMP | TMBR     | 30  |          |          | .547   | 54       | 54       | 30        | 30           |
| <b>TMBR Totals</b>  |                           |          |     |          |          | 32.000 |          |          | 3,880     | 3,880        |
| <b>Total Agland</b> |                           |          |     |          |          | 32.000 |          |          | 3,880     | 3,880        |