



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 11:40:26  
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Assessment Data				Primary Image						
Account	660030684			No Image On File						
Parcel ID	000000-00-0-00819-007-0006									
Cadastral ID	35-21-16-02760									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area	1							
Tax Area	5 - JUSTUS RURAL/NO FIRE									
Name ID	329665									
GROUP ONE TULSA INC										
1120 S LYNN RIGGS BLVD CLAREMORE OK 74017-0000										
Parcel Location										
Situs										
Subdivision	TIAWAH TOWN									
Lot/Block	0006 / 0007	Parcel Size	3 - Lots							
Sec/Twn/Rng	35 / 21 / 16 / 5									
Neighborhood	1220 - R-V04-SE JUSTUS									
School District	S009 - JUSTUS-TIAWAH SCHOOLS									
Legal Description Lat/Long: 36.26182393 -95.56407684				Building Permits						
LOTS 4 THRU 6 BLOCK 7 TIAWAH TOWN AND THAT PORTION OF THE ADJACENT VACATED STREET AS DESCRIBED ON 2681-371 CV-17 198				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	GROUP ONE INC	12/12/2019		0	WB
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2011		Land Value	8,817	2,604	11%	286	Assessed	286	23.75
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	8,817	2,604	286	Total Taxable	286		24.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660030684	GROUP ONE TULSA INC			5	8,817	0	273	23.00	
2024	2024-660030684	GROUP ONE TULSA INC			5	8,817	0	260	22.00	
2023	2023-660030684	GROUP ONE TULSA INC			5	2,250	0	248	21.00	
2022	2022-660030684	GROUP ONE TULSA INC			5	2,250	0	248	21.00	
2021	2021-660030684	GROUP ONE TULSA INC			5	2,250	0	248	21.00	
2020	2020-660030684	GROUP ONE TULSA INC			5	2,250	0	248	21.00	
2019	2019-660030684	GROUP ONE INC			5	2,250	0	248	21.00	
2018	2018-660030684	GROUP ONE INC			5	2,250	0	248	21.00	
2017	2017-660030684	GROUP ONE INC			5	2,250	0	248	20.00	
2016	2016-660030684	GROUP ONE INC			5	2,250	0	248	21.00	
2015	2015-660030684	GROUP ONE INC			5	2,250	0	248	21.00	
2014	2014-660030684	GROUP ONE INC			5	2,250	0	248	21.00	
2013	2013-660030684	GROUP ONE INC			5	2,250	0	248	22.00	



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Lot Data		Square-Foot - NBHD 1220 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.6747							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	29,391.00 x .30 = 8,817							
Factor Value								
Adjustments	1.0000							
Lot Value	8,817							
<b>Residential Data</b>				<b>GRM Approach</b>				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				<b>Multiple Regression</b>				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area /				Indicated Value				
Style				<b>Direct Comparables</b>				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	1 2022 Residential			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				<b>Value Reconciliation</b>				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	8,817			
Year/Eff Age /				Indicated Value	8,817 0.00 Per SqFt			
				Agland Value				
				Site Improvements				
				Total Value	8,817 0.00 Total Value Per SqFt			
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
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	+ 8,817					
Total Area	x	Indicated Value	= 8,817					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value