



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:17:55  
 Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660083589 <b>Parcel ID</b> 000000-00-0-00362-001-0019 <b>Cadastral ID</b> 20-20-15-06190 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 304515 SIX HUNDRED FIFTY HOLDINGS LLC  7040 S YALE STE 100 TULSA OK 74136-0000  <b>Parcel Location</b> <b>Situs</b> 02931 S CREEKSIDE DR <b>Subdivision</b> HAMILTON CROSSING <b>Lot/Block</b> 0019 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 20 / 15 / 5 <b>Neighborhood</b> 1124 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.19623737 -95.72667711																																																						
LOT 19 BLOCK 1 HAMILTON CROSSING					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					2181/540	SIX HUNDRED HOLDINGS LLC	06/28/2011	0	4																																													
					2132/263	LINDNER, MICHAEL J &	09/30/2010	161,500	YES																																													
					1808/852	DORSEY INC	09/15/2006	192,000	YES																																													
					1603/158	VANTAGE POINT DEV LLC	07/06/2004	40,000	5																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2011</td> <td>Land Value 26,450</td> <td>26,450</td> <td>11%</td> <td>2,910</td> <td>Assessed</td> <td>20,802</td> <td>2,218.74</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 240,200</td> <td>162,652</td> <td> </td> <td>17,892</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 266,650</td> <td>189,102</td> <td> </td> <td>20,802</td> <td>Total Taxable</td> <td>20,802</td> <td>2,219.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2011	Land Value 26,450	26,450	11%	2,910	Assessed	20,802	2,218.74	Year Frozen	0	Improvements 240,200	162,652		17,892	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 266,650	189,102		20,802	Total Taxable	20,802	2,219.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	259,897	0	19,811	2,113.00																																															
2024	2024-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	268,473	0	18,867	1,990.00																																															
2023	2023-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	250,060	0	17,969	1,844.00																																															
2022	2022-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	259,055	0	17,113	1,718.00																																															
2021	2021-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	193,942	0	16,299	1,434.00																																															
2020	2020-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	170,086	0	15,523	1,375.00																																															
2019	2019-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	134,395	0	14,783	1,328.00																																															
2018	2018-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	140,074	0	15,408	1,375.00																																															
2017	2017-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	138,898	0	15,279	1,380.00																																															
2016	2016-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	133,213	0	14,653	1,303.00																																															
2015	2015-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	129,535	0	14,249	1,274.00																																															
2014	2014-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	131,450	0	14,460	1,308.00																																															
2013	2013-660083589	SIX HUNDRED FIFTY HOLDINGS LLC	1	132,784	0	14,606	1,307.00																																															



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Date 04/18/2026  
 Time 07:17:56  
 Page 2

Lot Data		Square-Foot - NBHD 1124 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1943		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,464.00 x 3.13 = 26,450		
Factor Value			
Adjustments	1.0000		
Lot Value	26,450		



Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,168 / 2,290
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,168
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	494 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2004 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	102.35	Total Misc Impr	+ 3,142
Roofing Adj	+ 2.23	Garage Cost	+ 22,991
Subfloor Adj	+ -0.43	Total RCN	= 311,948
Heat/Cool Adj	+ 11.69	Depreciation ( 23%)	- 71,748
Plumbing Adj	+ 8.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 240,200
Adj Base Cost	= 124.81	Lot Value	+ 26,450
Total Area	x 2,290	Indicated Value	= 266,650
Adjusted Cost	= 285,815	Value Per SqFt	116.44

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	240,200		
Lot Value	26,450		
Indicated Value	266,650	116.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	266,650	116.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	101894	12x5		60	26.18		1,571
PRCH	SLAB PORCH - COVERED	101895	12x5		60	26.18		1,571



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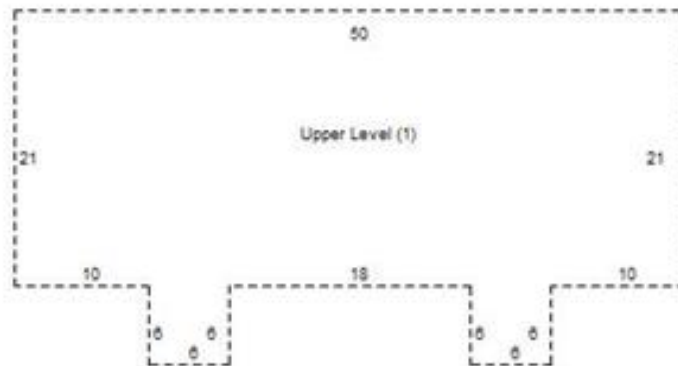
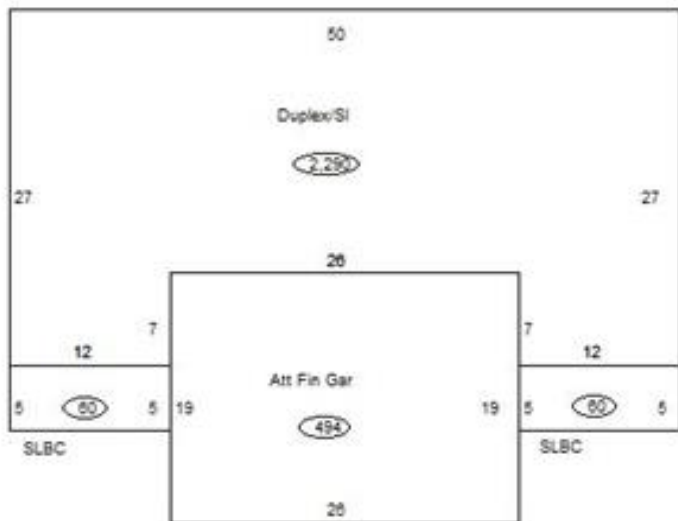
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Time 07:17:56

Page 3

### Sketch Image

660083589



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	Duplex/SI	1,168	1.961	2,290
2	G	5		13	Att Fin Gar	494	1.000	494
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	U	^UL		13	Upper Level (1)	1,122	1.000	1,122
<b>Total Building Area</b>						<b>1,168</b>		<b>2,290</b>