



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:47:55
Page 1

Assessment Data				Primary Image							
Account	660085267			No Image On File							
Parcel ID	000000-00-0-00922-001-0010										
Cadastral ID	02-20-15-10700										
Property Type	REAL - Real Property										
Property Class	URP	VI Area	3								
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI										
Name ID	337068										
BEAR3 CONSULTANTS LLC											
11600 SW 4TH ST YUKON OK 73099-0000											
Parcel Location											
Situs	25337 S STONEBRIDGE PKWY										
Subdivision	WILLOW GORGE										
Lot/Block	0010 / 0001	Parcel Size	1 - Lots								
Sec/Twn/Rng	2 / 20 / 15 / 5										
Neighborhood	1146 - R-V03-SW VERDIGRIS										
School District	S008 - VERDIGRIS SCHOOLS										
Legal Description Lat/Long: 36.24404395 -95.68152399				Building Permits							
LOT 10 BLOCK 1 WILLOW GORGE				Number	Description	Opened	Closed	Amount			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	CLAREMORE LOTS LLC	12/21/2021	35,000	YES		
					2595/165	LONDEN CENTER LLC	11/22/2016	350,500	WG		
					1829/25	VERDIGRIS LAND CO LLC	11/20/2006	4,246,000	YES		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax		
Remove Cap	2022	Land Value	36,084	30,765	11%	3,384	Assessed	3,384	352.38		
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	36,084	30,765		3,384	Total Taxable	3,384	352.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660085267	BEAR3 CONSULTANTS LLC			80	36,084	0	3,223	336.00		
2024	2024-660085267	BEAR3 CONSULTANTS LLC			80	27,905	0	3,070	295.00		
2023	2023-660085267	BEAR3 CONSULTANTS LLC			80	35,000	0	3,850	364.00		
2022	2022-660085267	BEAR3 CONSULTANTS LLC			80	35,000	0	3,850	370.00		
2021	2021-660085267	CLAREMORE LOTS LLC			80	7,619	0	838	79.00		
2020	2020-660085267	CLAREMORE LOTS LLC			80	7,619	0	838	79.00		
2019	2019-660085267	CLAREMORE LOTS LLC			80	7,619	0	838	80.00		
2018	2018-660085267	CLAREMORE LOTS LLC			80	7,619	0	838	80.00		
2017	2017-660085267	CLAREMORE LOTS LLC			80	7,619	0	838	80.00		
2016	2016-660085267	LONDEN CENTER LLC			80	41,650	0	4,123	395.00		
2015	2015-660085267	LONDEN CENTER LLC			80	35,700	0	3,927	379.00		
2014	2014-660085267	LONDEN CENTER LLC			80	35,700	0	3,927	358.00		
2013	2013-660085267	LONDEN CENTER LLC			80	35,700	0	3,927	371.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:47:55
 Page 2

Lot Data		Square-Foot - NBHD 1146 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.2761							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	12,028.00 x 3.00 = 36,084							
Factor Value								
Adjustments	1.0000							
Lot Value	36,084							
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 A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	36,084				
Total Area	x	Indicated Value	=	36,084				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value	36,084							
Indicated Value	36,084	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	36,084	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value