



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:08:34  
Page 1

Assessment Data	Primary Image
<b>Account</b> 660093542 <b>Parcel ID</b> 19N16E-04-4-00000-000-0000 <b>Cadastral ID</b> 04-19-16-00730 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 349015 AIR TIME HOLDINGS LLC	<b>No Image On File</b>

16728 S HARVARD AVE  
BIXBY OK 74008-0000

### Parcel Location

**Situs**  
**Subdivision**  
**Lot/Block** / **Parcel Size** 12.34 - Acres  
**Sec/Twn/Rng** 4 / 19 / 16 / 4  
**Neighborhood** 1916 - UNPLATTED  
**School District** S005 - INOLA SCHOOLS

**Legal Description** Lat/Long: 36.14922192 -95.60373459

TR IN SE COMM NE/C; S01-52-35E 2008.30 TO POB; S01-52-35E 318 05'; S88-29-15W 1692.15'; N00-50-38W 318.42'; N88-29-58E 1686.42' TO POB.

### Building Permits

Number	Description	Opened	Closed	Amount

### Exemptions

Code	Type	Active	Maximum	Exemption

### Sale History

Bk/Pg	Grantor	Date	Price	Code
/	12900 E 600 ROAD LLC	11/21/2025	1,530,000	8
/	OWENS RANCH INOLA LLC	11/25/2020	0	WB
/	SANDERS, DEREK K &	05/06/2019	1,526,000	WB
2393/253	DAY, CARL W &	03/31/2014	0	
2170/496	TIMMONS, BETTY L TRUSTEE	05/03/2011	30,000	YES

### Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	2026	Land Value 2,251	2,251	11%	248	Assessed	16,045	1,284.56
Year Frozen	0	Improvements 143,605	143,605		15,797	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 145,856	145,856		16,045	Total Taxable	16,045	1,285.00

### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660093542	12900 E 600 ROAD LLC	2	2,014	0	222	18.00
2024	2024-660093542	12900 E 600 ROAD LLC	2	2,014	0	222	18.00
2023	2023-660093542	12900 E 600 ROAD LLC	2	2,014	0	222	18.00
2022	2022-660093542	12900 E 600 ROAD LLC	2	2,014	0	222	18.00
2021	2021-660093542	12900 E 600 ROAD LLC	2	2,014	0	222	18.00
2020	2020-660093542	OWENS RANCH INOLA LLC	2	2,014	0	222	18.00
2019	2019-660093542	OWENS RANCH INOLA LLC	2	2,014	0	222	18.00
2018	2018-660093542	SANDERS, DEREK K &	2	2,010	0	221	18.00
2017	2017-660093542	SANDERS, DEREK K &	2	2,014	0	222	19.00
2016	2016-660093542	SANDERS, DEREK K &	2	2,014	0	222	19.00
2015	2015-660093542	SANDERS, DEREK K &	2	2,014	0	222	19.00
2014	2014-660093542	SANDERS, DEREK K &	2	2,010	0	221	20.00
2013	2013-660093542	DAY, CARL W &	2	2,010	0	221	19.00



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 Time 07:08:34  
 Page 2

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							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	<b>Value Reconciliation</b>				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	2,251			
Total Area	x	Indicated Value	= 0	Site Improvements	143,605			
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	145,856 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Date 04/18/2026  
Time 07:08:35  
Page 3

660093542

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UHRV	Utility Hookup - RV	0x0x0	Concrete		60
	Qual 3	Cond 3	Year 2021	Eff Age 4		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (2,286.91 x 60)	137,215		137,215	26,071	111,144

HAYS	Hay Shed Open Sides	40x100x16	Dirt	Formed Metal	4,000
Qual 4	Cond 3	Year 2015	Eff Age 8		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (29% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (11.43 x 4,000)	45,720		45,720	13,259	32,461



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Date 04/18/2026  
Time 07:08:35  
Page 4

### Agland Inventory

660093542

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			12.340	182	182	2,251	2,251
<b>NTV PST Totals</b>						12.340			2,251	2,251
<b>Total Agland</b>						12.340			2,251	2,251