



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	660093543				No Image On File				
Parcel ID	19N16E-04-4-00000-000-0000								
Cadastral ID	04-19-16-00740								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	349015								
AIR TIME HOLDINGS LLC									
16728 S HARVARD AVE BIXBY OK 74008-0000									
Parcel Location									
Situs	31800 S 4160 RD								
Subdivision									
Lot/Block	/	Parcel Size	12.25 - Acres						
Sec/Twn/Rng	4 / 19 / 16 / 4								
Neighborhood	1916 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15097341 -95.60371226									
TR IN SE COMM NE/C; S01-52-35E ALG E/LINE 1372.20 TO POB; S01 52-35 E 318.05'; S88-30-42W 1680.68'; N00-50-38W 318.42'; N88-31-26E 1674.95' TO POB.					Building Permits				
					Number	Description	Opened	Closed	Amount
	CV21	CV23-POSS MED MARI GROWER	02/2021	05/2022					
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	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
					2351/808	COUGHRAN, BRANDON D	08/26/2013	54,000	YES
					2173/500	TIMMONS, BETTY L TRUSTEE	05/20/2011	36,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2026	Land Value	2,463	2,463	11%	271	Assessed	271	21.70
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	2,463	2,463		271	Total Taxable	271	22.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093543	12900 E 600 ROAD LLC	2	2,607	0	287	23.00		
2024	2024-660093543	12900 E 600 ROAD LLC	2	2,607	0	287	23.00		
2023	2023-660093543	12900 E 600 ROAD LLC	2	2,607	0	287	23.00		
2022	2022-660093543	12900 E 600 ROAD LLC	2	2,607	0	287	23.00		
2021	2021-660093543	12900 E 600 ROAD LLC	2	2,607	0	287	23.00		
2020	2020-660093543	OWENS RANCH INOLA LLC	2	2,607	0	287	23.00		
2019	2019-660093543	OWENS RANCH INOLA LLC	2	37,725	0	4,150	343.00		
2018	2018-660093543	SANDERS, DEREK K &	2	37,725	0	4,150	346.00		
2017	2017-660093543	SANDERS, DEREK K &	2	37,725	0	4,150	349.00		
2016	2016-660093543	SANDERS, DEREK K &	2	37,725	0	4,150	353.00		
2015	2015-660093543	SANDERS, DEREK K &	2	37,725	0	4,150	360.00		
2014	2014-660093543	SANDERS, DEREK K &	2	37,725	0	4,150	373.00		
2013	2013-660093543	SANDERS, DEREK K &	2	37,725	0	4,150	350.00		



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Lot Data		Primary Image	
Lot Size	-		
Lot Count	-		
Units Buildable	12.25		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data		GRM Approach	
Type		GRM Code	
Condition	-	Gross Rent	0.00
Quality	-	Indicated Value	
Architecture		Multiple Regression	
Style		MRA Code	
Exterior Wall		Adjusted R	
Base/Total Area	/	Indicated Value	
Style		Direct Comparables	
HVAC		Selection Model	1 Res
Roof Cover		Adjustment Model	A2 AO Test
Area on Slab		Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	/ /	Value Reconciliation	
Basement Area		Selected Approach	Cost Approach
Garage Type		Improvements	
Remodel		Lot Value	
Year/Eff Age	/	Indicated Value	0.00 Per SqFt
Cost Approach		Agland Value	2,463
Manual : 01/2025		Site Improvements	
Base Cost	0.00	Total Value	2,463 0.00 Total Value Per SqFt
Roofing Adj	+ 0.00		
Subfloor Adj	+ 0.00		
Heat/Cool Adj	+ 0.00		
Plumbing Adj	+ 0.00		
Basement Adj	+ 0.00		
Adj Base Cost	= 0.00		
Total Area	x		
Adjusted Cost	= 0		
Total Misc Impr	+ 0		
Garage Cost	+ 0		
Total RCN	= 0		
Depreciation (0%)	- 0		
Lump Sums	+ 0		
RCNLD	=		
Lot Value	+ 0.00		
Indicated Value	=		
Value Per SqFt	0.00		
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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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
OS	OSAGE CLAY	TMBR	58			.040	104	104	4	4
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			7.612	213	213	1,620	1,620
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			4.598	182	182	839	839
NTV PST Totals						12.250			2,463	2,463
Total Agland						12.250			2,463	2,463