



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:30:44
Page 1

Assessment Data					Primary Image				
Account 660095466 Parcel ID 20N16E-25-4-00000-000-0001 Cadastral ID 25-20-16-00410 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 325612 SANFORD FARMS LLC PO BOX 33186 TULSA OK 74153-0000 Parcel Location Situs 29550 S 4190 RD Subdivision Lot/Block / Parcel Size 100 - Acres Sec/Twn/Rng 25 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>660095466_001.JPG 11/6/2025</p>				
Legal Description Lat/Long: 36.18115834 -95.55034990									
N2 NW SE & E2 SE.					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	SANFORD, JOHN STANLEY	09/07/2018	0	4
					2295/151	SANFORD PROPERTIES LTD	12/28/2012	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	0	Land Value	17,902	17,753	11%	1,953	Assessed	4,546	363.95
Year Frozen	0	Improvements	50,378	23,579		2,593	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	68,280	41,332		4,546	Total Taxable	4,546	364.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660095466	SANFORD FARMS LLC	2	46,827	0	4,414	353.00		
2024	2024-660095466	SANFORD FARMS LLC	2	48,732	0	4,286	345.00		
2023	2023-660095466	SANFORD FARMS LLC	2	45,914	0	4,161	335.00		
2022	2022-660095466	SANFORD FARMS LLC	2	36,726	0	4,040	328.00		
2021	2021-660095466	SANFORD FARMS LLC	2	40,517	0	4,107	329.00		
2020	2020-660095466	SANFORD FARMS LLC	2	40,070	0	3,987	322.00		
2019	2019-660095466	SANFORD FARMS LLC	2	38,758	0	3,872	320.00		
2018	2018-660095466	SANFORD FARMS LLC	2	39,190	0	3,759	314.00		
2017	2017-660095466	SANFORD, JOHN STANLEY	2	42,816	0	3,649	307.00		
2016	2016-660095466	SANFORD, JOHN STANLEY	2	41,675	0	3,543	301.00		
2015	2015-660095466	SANFORD, JOHN STANLEY	2	41,904	0	3,439	298.00		
2014	2014-660095466	SANFORD, JOHN STANLEY	2	42,226	0	3,339	300.00		
2013	2013-660095466	SANFORD, JOHN STANLEY	2	29,475	0	3,243	273.00		



Rogers

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Date 04/18/2026
 Time 08:30:44
 Page 2

Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		660095466_001.JPG 11/6/2025	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	1 Single Family Residence	Indicated Value	
Condition	1 - Low	Multiple Regression	
Quality	1 - Low	MRA Code	
Architecture	TRAD TRADITIONAL	Adusted R	
Style	100% One Story	Indicated Value	
Exterior Wall	100% Frame, Siding, Wood	Direct Comparables	
Base/Total Area	1,184 / 1,184	Selection Model 1 Res	
Style	100% One Story	Adjustment Model A2 AO Test	
HVAC	100% Floor Furnace	Comparables	
Roof Cover	1 Composition Shingle	Indicated Value	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	8 /	Selected Approach Cost Approach	
Bed/F/H Bath	2 / 1.0 /	Improvements 23,784	
Basement Area		Lot Value	
Garage Type		Indicated Value 23,784 20.09 Per SqFt	
Remodel		Aglard Value 17,902	
Year/Eff Age	1936 / 126	Site Improvements 26,594	
Cost Approach		Total Value 92,064 77.76 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	81.38	Total Misc Impr	+ 4,678
Roofing Adj	+ 3.86	Garage Cost	+ 0
Subfloor Adj	+ 2.45	Total RCN	= 118,922
Heat/Cool Adj	+ 1.52	Depreciation (80%)	- 95,138
Plumbing Adj	+ 7.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,784
Adj Base Cost	= 96.49	Lot Value	+ 0
Total Area	x 1,184	Indicated Value	= 23,784
Adjusted Cost	= 114,244	Value Per SqFt	20.09

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	51107	14x7		98	47.73		4,678



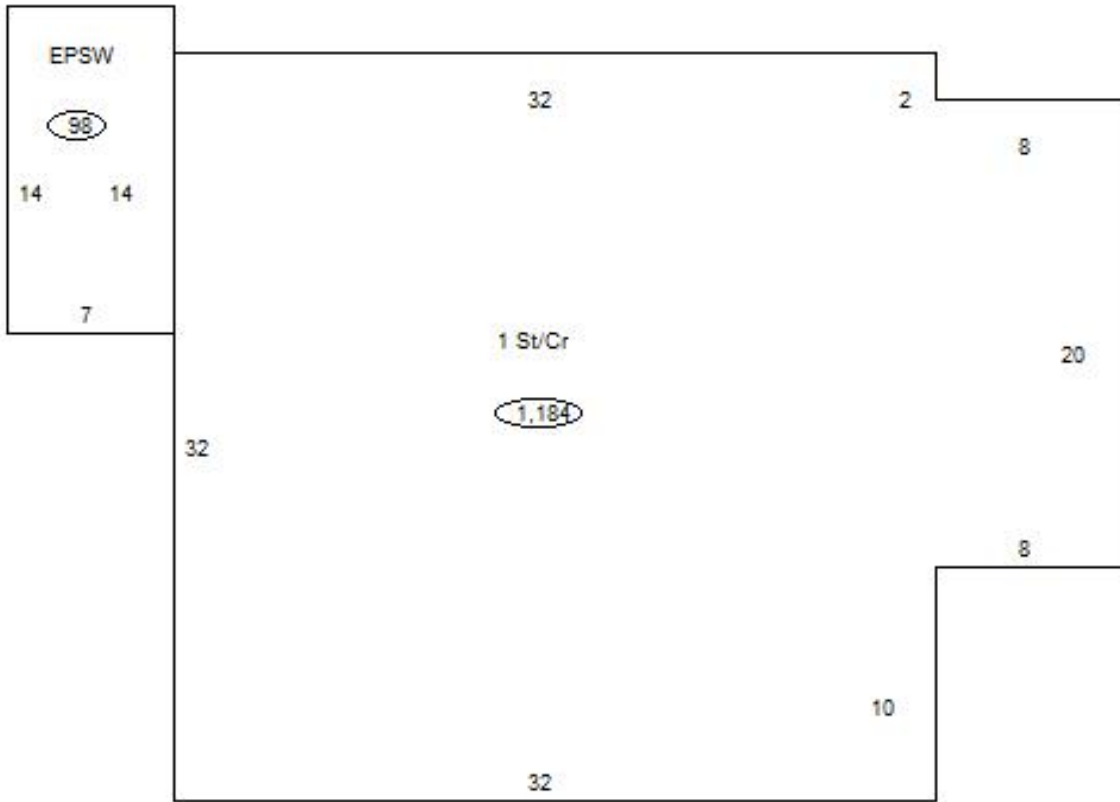
Rogers
Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026
 Time 08:30:44
 Page 3

Sketch Image

660095466



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,184	1.000	1,184
2	M	EPSW		10	EPSW	98	1.000	98
Total Building Area						1,184		1,184



Rogers





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Date 04/18/2026
 Time 08:30:44
 Page 4

660095466

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x30x8	Dirt	Galvanized Metal	600
	Qual 2	Cond 2	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
	Base Cost (23.13 x 600) 13,878			13,878	8,604	5,274
	BNGP	Barn - General Purpose	30x30x8	Dirt	Galvanized Metal	900
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (22.54 x 900) 20,286			20,286	12,374	7,912
	LNT0	Lean To - Attached	30x30x10	Dirt	Formed Metal	900
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 900) 6,138			6,138	4,910	1,228
	BNGP	Barn - General Purpose	30x50x10	Dirt	Galvanized Metal	1,500
	Qual 3	Cond 3	Year 1980	Eff Age 35		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (20.82 x 1,500) 31,230			31,230	19,050	12,180
	BNV	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year 0	Eff Age 0		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)	RCNLD
	Base Cost (0.00 x)					



Rogers

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Date 04/18/2026
Time 08:30:45
Page 5

Agland Inventory

660095466

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			4.550	122	122	557	557
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			13.135	54	54	709	709
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			40.237	192	192	7,725	7,725
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			4.871	168	168	818	818
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			15.238	192	192	2,926	2,926
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			21.969	235	235	5,167	5,167
IMP PST Totals						100.000			17,902	17,902
Total Agland						100.000			17,902	17,902