



# 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   | 660099545                  |                              |              |           | No Image On File        |                              |               |               |             |
| Parcel ID   | 23N14E-14-2-00000-000-0099 |                              |              |           |                         |                              |               |               |             |
| Cadastral ID  | 14-23-14-00410             |                              |              |           |                         |                              |               |               |             |
| Property Type   | REAL - Real Property       |                              |              |           |                         |                              |               |               |             |
| Property Class  | RA                         | VI Area 2                    |              |           |                         |                              |               |               |             |
| Tax Area  | 10 - OOLOGAH RURAL/NW FIRE |                              |              |           |                         |                              |               |               |             |
| Name ID   | 349542                     |                              |              |           |                         |                              |               |               |             |
| BARBED G LAND AND CATTLE LLC  |                            |                              |              |           |                         |                              |               |               |             |
| 9455 S 4060 RD<br>TALALA OK 74080-0000  |                            |                              |              |           |                         |                              |               |               |             |
| <b>Parcel Location</b>  |                            |                              |              |           |                         |                              |               |               |             |
| <b>Situs</b>  |                            |                              |              |           |                         |                              |               |               |             |
| <b>Subdivision</b>  |                            |                              |              |           |                         |                              |               |               |             |
| Lot/Block   | /                          | Parcel Size 118 - Acres      |              |           |                         |                              |               |               |             |
| Sec/Twn/Rng   | 14 / 23 / 14 / 2           |                              |              |           |                         |                              |               |               |             |
| Neighborhood  | 4030 - OOLOGAH RURAL       |                              |              |           |                         |                              |               |               |             |
| School District   | S004 - OOLOGAH SCHOOLS     |                              |              |           |                         |                              |               |               |             |
| <b>Legal Description</b> Lat/Long: 36.47779250 -95.79117036   |                            |                              |              |           |                         |                              |               |               |             |
| W2 NW & W2 E2 NW LESS TR IN NW NE NW DESC AS BEG NE/C NW NE NW; S89.5718W 200'; S00.0707W 434'; N89.5718E 200'; N00.0707E 434' TO POB |                            |                              |              |           | <b>Building Permits</b> |                              |               |               |             |
|   |                            |                              |              |           | Number                  | Description                  | Opened        | Closed        | Amount      |
| <b>Exemptions</b>   |                            |                              |              |           | <b>Sale History</b>     |                              |               |               |             |
| Code  | Type                       | Active                       | Maximum      | Exemption | Bk/Pg                   | Grantor                      | Date          | Price         | Code        |
|   |                            |                              |              |           | /                       | THREE ROOTS FARM LLC         | 02/25/2026    | 1,775,000     | 21          |
|   |                            |                              |              |           | 2589/304                | DELONG, CHRISTOPHER CHANCE & | 10/28/2016    | 0             | 4           |
|   |                            |                              |              |           | 2565/341                | JONES, GARY L & LONDA        | 07/22/2016    | 918,000       | YES         |
| <b>Parcel Valuation</b>   |                            |                              |              |           |                         |                              |               |               |             |
| Source  | REAL                       |                              | Fair Cash    | Capped    | Asmnt Level             | Assessed                     | Levy Rate     | 108.182       | Current Tax |
| Remove Cap  | 2027                       |                              | Land Value   | 15,105    | 15,105                  | 11%                          | Assessed      | 1,662         | 179.80      |
| 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  | 15,105    | 15,105                  | 1,662                        | Total Taxable | 1,662         | 180.00      |
| <b>Assessment History</b>   |                            |                              |              |           |                         |                              |               |               |             |
| Tax Year  | Statement Number           | Billed Owner                 |              |           | Tax Area                | Total Value                  | Exemptions    | Taxable Value | Billed Tax  |
| 2025  | 2025-660099545             | THREE ROOTS FARM LLC         |              |           | 10                      | 15,105                       | 0             | 1,662         | 180.00      |
| 2024  | 2024-660099545             | THREE ROOTS FARM LLC         |              |           | 10                      | 15,105                       | 0             | 1,662         | 174.00      |
| 2023  | 2023-660099545             | THREE ROOTS FARM LLC         |              |           | 10                      | 15,105                       | 0             | 1,662         | 173.00      |
| 2022  | 2022-660099545             | THREE ROOTS FARM LLC         |              |           | 10                      | 15,105                       | 0             | 1,662         | 172.00      |
| 2021  | 2021-660099545             | THREE ROOTS FARM LLC         |              |           | 10                      | 15,105                       | 0             | 1,662         | 174.00      |
| 2020  | 2020-660099545             | THREE ROOTS FARM LLC         |              |           | 10                      | 15,105                       | 0             | 1,662         | 175.00      |
| 2019  | 2019-660099545             | THREE ROOTS FARM LLC         |              |           | 10                      | 15,105                       | 0             | 1,662         | 172.00      |
| 2018  | 2018-660099545             | THREE ROOTS FARM LLC         |              |           | 10                      | 15,121                       | 0             | 1,663         | 179.00      |
| 2017  | 2017-660099545             | THREE ROOTS FARM LLC         |              |           | 10                      | 15,105                       | 0             | 1,662         | 189.00      |
| 2016  | 2016-660099545             | DELONG, CHRISTOPHER CHANCE & |              |           | 10                      | 15,105                       | 0             | 1,662         | 172.00      |



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| Lot Data                          |                 | Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE) |      | Primary Image               |                                  |           |      |       |
|-----------------------------------|-----------------|---|------|-----------------------------|----------------------------------|-----------|------|-------|
| Lot Size                          |                 |   |      |                             |                                  |           |      |       |
| Lot Count                         |                 |   |      |                             |                                  |           |      |       |
| Units Buildable                   |                 |   |      |                             |                                  |           |      |       |
| Non-Ag Acres                      |                 |   |      |                             |                                  |           |      |       |
| Topography                        |                 |   |      |                             |                                  |           |      |       |
| Street Access                     |                 |   |      |                             |                                  |           |      |       |
| Utilities                         |                 |   |      |                             |                                  |           |      |       |
| Amenities                         | LAND QUALITY    |   |      |                             |                                  |           |      |       |
| Method                            | Units-Buildable |   |      |                             |                                  |           |      |       |
| Base Lot Value                    |                 |   |      |                             |                                  |           |      |       |
| Factor Value                      |                 |   |      |                             |                                  |           |      |       |
| Adjustments                       |                 |   |      |                             |                                  |           |      |       |
| Lot Value                         |                 |   |      |                             |                                  |           |      |       |
| <b>Residential Data</b>           |                 |   |      | <b>GRM Approach</b>         |                                  |           |      |       |
| Type                              |                 |   |      | GRM Code                    |                                  |           |      |       |
| Condition                         | -               |   |      | Gross Rent                  | 0.00                             |           |      |       |
| Quality                           | -               |   |      | Indicated Value             |                                  |           |      |       |
| Architecture                      |                 |   |      | <b>Multiple Regression</b>  |                                  |           |      |       |
| Style                             |                 |   |      | MRA Code                    |                                  |           |      |       |
| Exterior Wall                     |                 |   |      | Adjusted R                  |                                  |           |      |       |
| Base/Total Area                   | /               |   |      | Indicated Value             |                                  |           |      |       |
| Style                             |                 |   |      | <b>Direct Comparables</b>   |                                  |           |      |       |
| HVAC                              |                 |   |      | Selection Model             | A Adam Test                      |           |      |       |
| Roof Cover                        |                 |   |      | Adjustment Model            | A2 AO Test                       |           |      |       |
| Area on Slab                      |                 |   |      | Comparables                 |                                  |           |      |       |
| Fixture/RghIn                     | /               |   |      | Indicated Value             |                                  |           |      |       |
| Bed/F/H Bath                      | / /             |   |      | <b>Value Reconciliation</b> |                                  |           |      |       |
| Basement Area                     |                 |   |      | Selected Approach           | Cost Approach                    |           |      |       |
| Garage Type                       |                 |   |      | Improvements                |                                  |           |      |       |
| Remodel                           |                 |   |      | Lot Value                   |                                  |           |      |       |
| Year/Eff Age                      | /               |   |      | Indicated Value             | 0.00 Per SqFt                    |           |      |       |
| <b>Cost Approach</b>              |                 | <b>Manual : 01/2025</b>                           |      | Agland Value                | 15,105                           |           |      |       |
| Base Cost                         | 0.00            | Total Misc Impr                                   | + 0  | Site Improvements           |                                  |           |      |       |
| Roofing Adj                       | + 0.00          | Garage Cost                                       | + 0  | Total Value                 | 15,105 0.00 Total Value Per SqFt |           |      |       |
| 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   | = 0  |                             |                                  |           |      |       |
| Adj Base Cost                     | = 0.00          | Lot Value   | + 0  |                             |                                  |           |      |       |
| Total Area                        | x               | Indicated Value                                   | = 0  |                             |                                  |           |      |       |
| Adjusted Cost                     | = 0             | Value Per SqFt                                    | 0.00 |                             |                                  |           |      |       |
| <b>Miscellaneous Improvements</b> |                 |   |      |                             |                                  |           |      |       |
| Code                              | Description     | Sketch ID   | Size | Year                        | Units                            | Unit Cost | Depr | Value |



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### Agland Inventory

660099545

| Soi                   | Description               | Land Use | LPI | Adj Type | Adj Code | Acres   | Use/Acre | Mkt/Acre | Use Value | Market Value |
|-----------------------|---------------------------|----------|-----|----------|----------|---------|----------|----------|-----------|--------------|
| BR                    | BREAKS-ALLUVIAL LAND COMP | TMBR     | 30  |          |          | 1.000   | 54       | 54       | 54        | 54           |
| HC                    | HECTOR STONY SANDY LOAM   | TMBR     | 20  |          |          | 31.000  | 36       | 36       | 1,116     | 1,116        |
| VE                    | VERDIGRIS CLAY LOAM       | TMBR     | 90  |          |          | 3.000   | 162      | 162      | 486       | 486          |
| VF                    | VERDIGRIS SOILS FREQUENTL | TMBR     | 47  |          |          | 27.000  | 85       | 85       | 2,284     | 2,284        |
| <b>TMBR Totals</b>    |                           |          |     |          |          | 62.000  |          |          | 3,940     | 3,940        |
| BDC2                  | BATES-DENNIS SOILS 3-5% S | NTV PST  | 59  |          |          | 13.000  | 142      | 142      | 1,841     | 1,841        |
| DBC                   | DENNIS-BATES COMPLEX 2-5% | NTV PST  | 60  |          |          | 14.000  | 144      | 144      | 2,016     | 2,016        |
| <b>NTV PST Totals</b> |                           |          |     |          |          | 27.000  |          |          | 3,857     | 3,857        |
| VE                    | VERDIGRIS CLAY LOAM       | IMP PST  | 90  |          |          | 29.000  | 252      | 252      | 7,308     | 7,308        |
| <b>IMP PST Totals</b> |                           |          |     |          |          | 29.000  |          |          | 7,308     | 7,308        |
| <b>Total Agland</b>   |                           |          |     |          |          | 118.000 |          |          | 15,105    | 15,105       |