



# 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	660101074			No Image On File					
Parcel ID	21N15E-29-2-00000-000-0001								
Cadastral ID	29-21-15-01042								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	23 - CATOOSA RURAL/LIME FIRE								
Name ID	327110								
VERDIGRIS VALLEY OFFICE PARK TWO LLC									
C/O CLAYTON E WOODRUM 321 S BOSTON STE 200 TULSA OK 74103-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	29 / 21 / 15 / 2								
Neighborhood	6070 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.26781134 -95.73861373									
TR DESC 2018-016032 AS COMM NW/C LOT 5; S00.1726E 1246.69' TO POB; N69.5609E 570.40'; CURVE RIGHT CENT ANG 10.1143 RAD 800' ARC DIST 142.35 CHORD BEARING N75.0200E CHORD DIST 142.16'; N80.0752E 66.75'; CURVE RIGHT CENT ANG 02.3918 RAD 2000' ARC DIST 92.68'; CHORD BEARING N81.2731E CHORD DIST 92.67'; S00 1726E				Building Permits					
				Number	Description	Opened	Closed	Amount	
	R19	R21-SPLIT	03/2018	09/2020					
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	OPPENHEIMER, REED J & GABRIELLE	10/29/2018	0	4
					2679/438	OPPENHEIMER, REED & GABRIELLE	12/04/2017	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax
Remove Cap	0	Land Value	1,186	1,033	11%	114	Assessed	114	11.79
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	1,186	1,033		114	Total Taxable	114	12.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660101074	VERDIGRIS VALLEY OFFICE PARK TWO LLC			23	1,003	0	110	11.00
2024	2024-660101074	VERDIGRIS VALLEY OFFICE PARK TWO LLC			23	1,003	0	110	12.00
2023	2023-660101074	VERDIGRIS VALLEY OFFICE PARK TWO LLC			23	1,003	0	110	12.00
2022	2022-660101074	VERDIGRIS VALLEY OFFICE PARK TWO LLC			23	1,003	0	110	12.00
2021	2021-660101074	VERDIGRIS VALLEY OFFICE PARK TWO LLC			23	1,003	0	110	12.00
2020	2020-660101074	VERDIGRIS VALLEY OFFICE PARK TWO LLC			23	1,003	0	110	12.00
2019	2019-660101074	VERDIGRIS VALLEY OFFICE PARK TWO LLC			23	1,003	0	110	12.00
2018	2018-660101074	VERDIGRIS VALLEY OFFICE PARK LLC			23	1,003	0	110	12.00



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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	1,186			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	1,186 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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### Agland Inventory

660101074

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.440	85	85	37	37
<b>TMBR Totals</b>						0.440			37	37
VE	VERDIGRIS CLAY LOAM	IMP PST	90			4.560	252	252	1,149	1,149
<b>IMP PST Totals</b>						4.560			1,149	1,149
<b>Total Agland</b>						5.000			1,186	1,186