



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:56:39
 Page 1

Assessment Data				Primary Image					
Account	660102498			No Image On File					
Parcel ID	21N15E-29-2-00000-001-0000								
Cadastral ID	29-21-15-01044								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	23 - CATOOSA RURAL/LIME FIRE								
Name ID	327112								
VERDIGRIS VALLEY									
OFFICE PARK THREE LLC									
C/O CLAYTON E WOODRUM									
321 S BOSTON STE 200									
TULSA OK 74103-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	5.39 - Acres						
Sec/Twn/Rng	29 / 21 / 15 / 2								
Neighborhood	6070 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.26710625 -95.73480447									
TR DESC 2018-016033 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 08.5630 RAD 2000' ARC DIST 312.13' CHORD BEARING N84.3607E CHORD LENGTH 311.81;				Building Permits					
				Number	Description	Opened	Closed	Amount	
R20	R21- SPLIT	03/2019	09/2020						
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	OPPENHEIMER, REED & GABRIELLE	10/29/2018		0 4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	
Remove Cap	0	Land Value	1,248	772	11%	85	Assessed	85	8.79
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	1,248	772		85	Total Taxable	85	9.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660102498	VERDIGRIS VALLEY			23	750	0	83	9.00
2024	2024-660102498	VERDIGRIS VALLEY			23	750	0	83	9.00
2023	2023-660102498	VERDIGRIS VALLEY			23	750	0	83	8.00
2022	2022-660102498	VERDIGRIS VALLEY			23	750	0	83	8.00
2021	2021-660102498	VERDIGRIS VALLEY			23	750	0	83	8.00
2020	2020-660102498	VERDIGRIS VALLEY			23	750	0	83	8.00
2019	2019-660102498	VERDIGRIS VALLEY			23	750	0	83	8.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:56:39
 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			
Residential Data			
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /			
GRM Approach			
GRM Code Gross Rent 0.00 Indicated Value			
Multiple Regression			
MRA Code Adjusted R Indicated Value			
Direct Comparables			
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value			
Value Reconciliation			
Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 1,248 Site Improvements Total Value 1,248 0.00 Total Value Per SqFt			
Cost Approach Manual : 01/2025			
Base Cost 0.00	Total Misc Impr + 0		
Roofing Adj + 0.00	Garage Cost +		
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 =		
Adj Base Cost = 0.00	Lot Value +		
Total Area x	Indicated Value =		
Adjusted Cost = 0	Value Per SqFt 0.00		
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:56:39
Page 3

Agland Inventory

660102498

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.656	85	85	55	55
TMBR Totals						0.656			55	55
VE	VERDIGRIS CLAY LOAM	IMP PST	90			4.734	252	252	1,193	1,193
IMP PST Totals						4.734			1,193	1,193
Total Agland						5.390			1,248	1,248