



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image										
Account	660102499			No Image On File										
Parcel ID	21N15E-29-2-00000-002-0000													
Cadastral ID	29-21-15-01045													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	4											
Tax Area	23 - CATOOSA RURAL/LIME FIRE													
Name ID	327113													
VERDIGRIS VALLEY														
OFFICE PARK FOUR LLC														
C/O CLAYTON E WOODRUM														
321 S BOSTON STE 200														
TULSA OK 74103-0000														
Parcel Location				Building Permits										
Situs				Number Description Opened Closed Amount										
Subdivision				TR DESC 2018-016034 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;										
Lot/Block	/	Parcel Size	5.03 - Acres											
Sec/Twn/Rng	29 / 21 / 15 / 2													
Neighborhood	6070 - UNPLATTED													
School District	S002 - CATOOSA SCHOOLS													
Legal Description				Sale History										
Lat/Long: 36.26703357 -95.73261566				Bk/Pg Grantor Date Price Code										
				/ OPPENHEIMER, REED & GABRIELLE 10/29/2018 0 4										
Exemptions				Parcel Valuation										
Code	Type	Active	Maximum	Exemption	Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	
					Remove Cap	0	Land Value	1,109	721	11%	79	Assessed	79	8.17
					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	1,109	721	79	Total Taxable	79	8.00	
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660102499	VERDIGRIS VALLEY	23	700	0	77	8.00							
2024	2024-660102499	VERDIGRIS VALLEY	23	700	0	77	8.00							
2023	2023-660102499	VERDIGRIS VALLEY	23	700	0	77	8.00							
2022	2022-660102499	VERDIGRIS VALLEY	23	700	0	77	8.00							
2021	2021-660102499	VERDIGRIS VALLEY	23	700	0	77	8.00							
2020	2020-660102499	VERDIGRIS VALLEY	23	700	0	77	8.00							
2019	2019-660102499	VERDIGRIS VALLEY	23	700	0	77	8.00							



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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								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
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	1,109			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	1,109 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

660102499

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.948	85	85	80	80
TMBR Totals						0.948			80	80
VE	VERDIGRIS CLAY LOAM	IMP PST	90			4.082	252	252	1,029	1,029
IMP PST Totals						4.082			1,029	1,029
Total Agland						5.030			1,109	1,109