



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:00:27
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Assessment Data				Primary Image					
Account	660103265			No Image On File					
Parcel ID	21N15E-29-2-00000-005-0000								
Cadastral ID	29-21-15-01025								
Property Type	REAL - Real Property								
Property Class	RC	VI Area	4						
Tax Area	23 - CATOOSA RURAL/LIME FIRE								
Name ID	305655								
VALLEY PARK RANCH, LLC									
321 S BOSTON STE 200 TULSA OK 74103-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	13 - Acres						
Sec/Twn/Rng	29 / 21 / 15 / 2								
Neighborhood	5001 - TASC 2016								
School District	S002 - CATOOSA SCHOOLS								
Legal Description				Building Permits					
Lat/Long: 36.26941368 -95.73898982				Number	Description	Opened	Closed	Amount	
APPROX 13 ACRES IN SEC 29 BEING PART OF A 45.76 AC TRACT THAT SPANS SEC 29 & 30 OF 21-15 DESC AS BEG NW/C GOT LOT 5 IN SEC 29; S00.126E 450.01'; E 467.72'; N 400'; E 320'; S 893.62'; S 81 4926W 190.93'; CURVE LEFT RAD 350 DELTA 13.19 ARC 81.38' CHORD									
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	
Remove Cap	0	Land Value	2,828	2,828	11%	311	Assessed	311	32.17
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	2,828	2,828		311	Total Taxable	311	32.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660103265	VALLEY PARK RANCH, LLC			23	2,828	0	311	32.00
2024	2024-660103265	VALLEY PARK RANCH, LLC			23	2,828	0	311	32.00
2023	2023-660103265	VALLEY PARK RANCH, LLC			23	2,828	0	311	31.00
2022	2022-660103265	VALLEY PARK RANCH, LLC			23	2,828	0	311	31.00
2021	2021-660103265	VALLEY PARK RANCH, LLC			23	2,828	0	311	31.00
2020	2020-660103265	VALLEY PARK RANCH, LLC			23	2,828	0	311	32.00



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Lot Data	Primary Image	
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value		
Cost Approach		
Manual Date 01/2025 Total Building Area Total Base Value Modifier Value Misc Improvements Replacement Cost New Phys/Func Depreciation Loss RCN Less Phys/Func Economic Depreciation RCNLD (All Sources) Depreciated Improvements Outbuilding Value Total Improvement Value Land Value Cost Approach Value	Image ID Image Date Name Description	
Income Approach	Value Reconciliation	
Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value	Selected Valuation Method Cost Approach Total Improvement Value Land Value Total Appraised Value 2,828	



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Agland Inventory

660103265

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	IMP PST	58			5.000	162	162	812	812
VE	VERDIGRIS CLAY LOAM	IMP PST	90			8.000	252	252	2,016	2,016
IMP PST Totals						13.000			2,828	2,828
Total Agland						13.000			2,828	2,828