



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:05:38  
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Assessment Data				Primary Image						
Account	660103574			No Image On File						
Parcel ID	21N15E-32-3-00000-001-0000									
Cadastral ID	32-21-15-00120									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	4							
Tax Area	23 - CATOOSA RURAL/LIME FIRE									
Name ID	329758									
VERDIGRIS VALLEY SOD FARM										
PO BOX 97 CLAREMORE OK 74018-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	123.37 - Acres							
Sec/Twn/Rng	32 / 21 / 15 / 3									
Neighborhood	6090 - UNPLATTED									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.25431871 -95.73718575				Building Permits						
TR DESC 2019-018198 AS ALL THAT PART OF LOT 2 LYING EAST OF CENTER LINE OF COUNTY ROAD AND LOTS 5 & 7 & 8 LYNG NORTH OF STATE HWY 266 ROW & W2 SW LESS SW NW SW. LESS TR DESC AS BEG SW/C NW; N01.1940W 91.70' TO A MAG NAIL IN KEETONVILLE ROAD; TH ALONG KEETONVILLE ROAD THE NEXT 6 CALLS; N12.1702E				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	STAIRES, JAMES & MICAH	12/16/2019	1,766,000	WG	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax	
Remove Cap	2020	Land Value	32,010	29,799	11%	3,278	Assessed	3,278	339.07	
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	32,010	29,799		3,278	Total Taxable	3,278	339.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660103574	VERDIGRIS VALLEY SOD FARM			23	28,932	0	3,183	330.00	
2024	2024-660103574	VERDIGRIS VALLEY SOD FARM			23	28,932	0	3,183	333.00	
2023	2023-660103574	VERDIGRIS VALLEY SOD FARM			23	28,932	0	3,183	321.00	
2022	2022-660103574	VERDIGRIS VALLEY SOD FARM			23	28,932	0	3,183	322.00	
2021	2021-660103574	VERDIGRIS VALLEY SOD FARM			23	28,932	0	3,183	325.00	
2020	2020-660103574	VERDIGRIS VALLEY SOD FARM			23	28,932	0	3,183	327.00	



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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	32,010			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	32,010 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

660103574

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20			.130	36	36	5	5
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			11.684	85	85	988	988
W	WATER	TMBR	0			.031	0	0	0	0
<b>TMBR Totals</b>						11.845			993	993
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			.424	187	187	79	79
<b>NTV PST Totals</b>						0.424			79	79
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.110	168	168	18	18
OS	OSAGE CLAY	IMP PST	58			31.268	162	162	5,078	5,078
<b>IMP PST Totals</b>						31.378			5,096	5,096
VD	VERDIGRIS SILT LOAM	CLT LND	95			41.629	333	333	13,842	13,842
VE	VERDIGRIS CLAY LOAM	CLT LND	90			38.094	315	315	12,000	12,000
<b>CLT LND Totals</b>						79.723			25,842	25,842
<b>Total Agland</b>						123.370			32,010	32,010