




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
<b>Account</b> 660106839 <b>Parcel ID</b> 23N14E-24-1-00000-001-0000 <b>Cadastral ID</b> 24-23-14-01110 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 10 - OOLOGAH RURAL/NW FIRE <b>Name ID</b> 338435 A RYAN INTERNATIONAL LLC  8215 S MINGO RD STE 150 TULSA OK 74133-0000  <b>Parcel Location</b> <b>Situs</b> 03850 E 380 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 24 / 23 / 14 / 1 <b>Neighborhood</b> 4030 - OOLOGAH RURAL <b>School District</b> S004 - OOLOGAH SCHOOLS				 <p>660106839_001.JPG 4/5/2024</p>						
<b>Legal Description</b> Lat/Long: 36.46610621 -95.75953612										
NE NE NE				<b>Building Permits</b>						
				<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>		
				CV23	CV23 POSS MEDICAL MARIJUANA	12/2022	05/2023			
				S22	SPLIT	06/2022	09/2022			
<b>Exemptions</b>				<b>Sale History</b>						
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>	
					/	ROSE ROCK PROPERTY GROUP LLC	04/14/2022	700,000	19	
<b>Parcel Valuation</b>										
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.182	<b>Current Tax</b>	
<b>Remove Cap</b>	2023		<b>Land Value</b>	1,190	1,190	11%	131	<b>Assessed</b>	28,098	
<b>Year Frozen</b>			<b>Improvements</b>	273,853	254,247		27,967	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	
<b>TIF Project ID</b>	0		<b>Total Value</b>	275,043	255,437		28,098	<b>Total Taxable</b>	28,098	
<b>Assessment History</b>										
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>	
2025	2025-660106839	A RYAN INTERNATIONAL LLC			10	247,998	0	27,280	2,951.00	
2024	2024-660106839	A RYAN INTERNATIONAL LLC			10	254,841	0	28,033	2,936.00	
2023	2023-660106839	A RYAN INTERNATIONAL LLC			10	365,145	0	40,166	4,177.00	
2022	2022-660106839	A RYAN INTERNATIONAL LLC			10	236,691	0	26,036	2,695.00	



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<b>Lot Data</b> Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE)	
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	



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4/5/2024

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,158 / 2,158
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	105.88	Total Misc Impr	+ 25,853
Roofing Adj	+ 4.40	Garage Cost	+ 17,775
Subfloor Adj	+ 0.00	Total RCN	= 324,405
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 139,494
Plumbing Adj	+ 7.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 184,911
Adj Base Cost	= 130.11	Lot Value	+ 184,911
Total Area	x 2,158	Indicated Value	= 184,911
Adjusted Cost	= 280,777	Value Per SqFt	85.69

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	184,911		
Lot Value			
Indicated Value	184,911	85.69	Per SqFt
Agland Value	1,190		
Site Improvements	88,942		
Total Value	275,043	127.45	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	50658	30x10		300	25.99		7,797
PRCH	SLAB PORCH - COVERED	50659	490		490	25.39		12,441
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,615.40		5,615



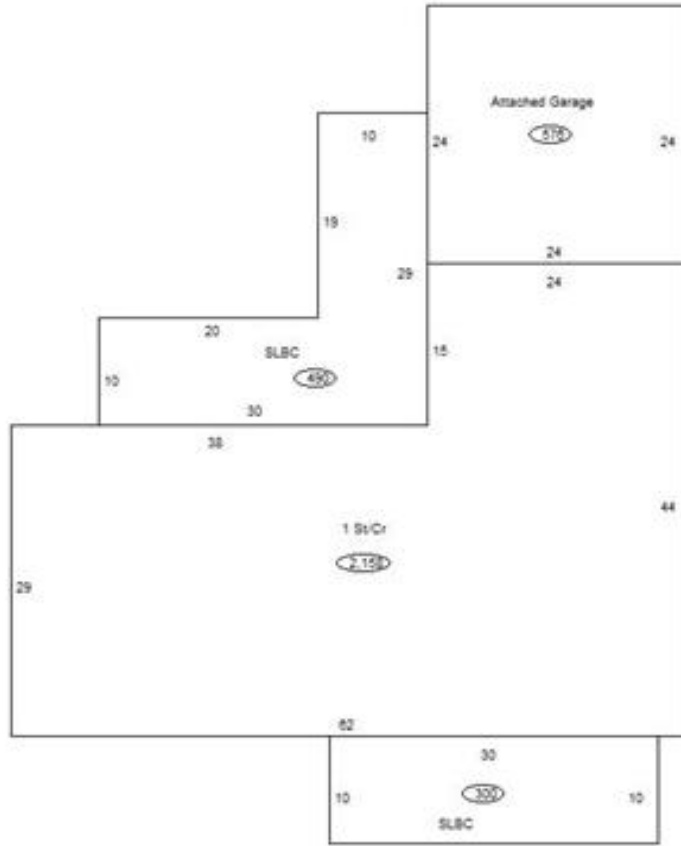
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,158	1.000	2,158
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	300	1.000	300
4	M	PRCH		13	SLBC	490	1.000	490
<b>Total Building Area</b>						<b>2,158</b>		<b>2,158</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,000
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.12 x 2,000)	18,240		18,240	10,944	7,296
	BARN	BARN	0x0x0			800
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 800)	8,384		8,384	5,030	3,354
	UTIL	SHOP BUILDING	0x0x0			9,070
	Qual 2	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.58 x 9,070)	195,731		195,731	117,439	78,292
	SV	SWIM VINYL	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x )					



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			5.321	142	142	753	753
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			3.847	72	72	277	277
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.832	192	192	160	160
<b>NTV PST Totals</b>						10.000			1,190	1,190
<b>Total Agland</b>						10.000			1,190	1,190