



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:00:20  
 Page 1

Assessment Data				Primary Image					
Account	660107569			No Image On File					
Parcel ID	20N15E-21-2-00000-005-0000								
Cadastral ID	21-20-15-01020								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	340227								
VERDIGRIS RIVER RV RESORT LLLC									
321 S BOSTON STE 200 TULSA OK 74103-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	39.88 - Acres						
Sec/Twn/Rng	21 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.20422235 -95.72210592				Building Permits					
TR DESC 2022-018369 AS COMM NW/C SEC; N89.0248E 658.57' TO POB; N89.0248E 1317.14'; S01.1505E 1318.91'; S89.0153W 1317.13'; N01.1507W 1319.26' TO POB.				Number	Description	Opened	Closed	Amount	
				S22	S23 SPLIT	12/2022	12/2023		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	VERDIGRIS RIVER RANCH LLC	11/03/2022	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax
Remove Cap	2023	Land Value	4,572	3,475	11%	382	Assessed	382	35.47
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	4,572	3,475		382	Total Taxable	382	35.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107569	VERDIGRIS RIVER RV RESORT LLLC			20	3,374	0	371	34.00
2024	2024-660107569	VERDIGRIS RIVER RV RESORT LLLC			20	3,374	0	371	34.00
2023	2023-660107569	VERDIGRIS RIVER RV RESORT LLLC			20	3,374	0	371	32.00



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 Time 11:00:20  
 Page 2

<b>Lot Data</b> Units-Buildable - UNPLATTED (UNITS BUILDABLE)		<b>Primary Image</b>	
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE 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 / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /			
<b>GRM Approach</b>			
GRM Code Gross Rent 0.00 Indicated Value			
<b>Multiple Regression</b>			
MRA Code Adjusted R Indicated Value			
<b>Direct Comparables</b>			
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value			
<b>Value Reconciliation</b>			
Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 4,572 Site Improvements Total Value 4,572 0.00 Total Value Per SqFt			
<b>Cost Approach</b> Manual : 01/2025			
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0	Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation ( 0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00		
<b>Miscellaneous Improvements</b>			
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size Year Units Unit Cost Depr Value</b>



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Date 04/18/2026  
Time 11:00:21  
Page 3

### Agland Inventory

660107569

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			.813	63	63	51	51
OS	OSAGE CLAY	TMBR	58			6.459	104	104	674	674
RS	ROUGH STONY LAND	TMBR	20			11.390	36	36	410	410
VE	VERDIGRIS CLAY LOAM	TMBR	90			21.218	162	162	3,437	3,437
<b>TMBR Totals</b>						39.880			4,572	4,572
<b>Total Agland</b>						39.880			4,572	4,572