




# 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> 660108464 <b>Parcel ID</b> 23N17E-16-3-00000-002-0000 <b>Cadastral ID</b> 16-23-17-01026 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 342699 PLEASANT PROPERTIES LLLC  5880 S MINGO RD TULSA OK 74146-0000  <b>Parcel Location</b> <b>Situs</b> 09821 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.12 - Acres <b>Sec/Twn/Rng</b> 16 / 23 / 17 / 3 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS	 <p>660108464_001.JPG 12/2/2024</p>																				
<b>Legal Description</b> Lat/Long: 36.46881979 -95.50692914 S 163.30' N 653.20' W 300' W2 SW SW	<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>S23</td> <td>S24 SPLIT</td> <td>09/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	09/2023	12/2023											
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<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>PLEASANT PROPERTIES LLC</td> <td>09/21/2023</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	PLEASANT PROPERTIES LLC	09/21/2023	0	4
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
/	PLEASANT PROPERTIES LLC	09/21/2023	0	4																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax
Remove Cap		Land Value	33,321	16,649	11%	1,831	Assessed	18,585	1,779.33
Year Frozen		Improvements	152,305	152,305		16,754	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	185,626	168,954		18,585	Total Taxable	18,585	1,779.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108464	PLEASANT PROPERTIES LLLC	71	188,477	0	17,700	1,695.00	
2024	2024-660108464	PLEASANT PROPERTIES LLLC	71	32,266	0	492	48.00	
2023	2023-660108464	PLEASANT PROPERTIES LLLC	71	4,262	0	469	46.00	



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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.1345		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	49,417.00 x .67 = 33,321		
Factor Value			
Adjustments	1.0000		
Lot Value	33,321		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,366 / 1,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 /

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	88.01	Total Misc Impr	+ 0
Roofing Adj	+ 4.07	Garage Cost	+ 0
Subfloor Adj	+ 2.38	Total RCN	= 148,812
Heat/Cool Adj	+ 10.09	Depreciation ( 0%)	- 0
Plumbing Adj	+ 4.38	Lump Sums	+ 3,493
Basement Adj	+ 0.00	RCNLD	= 152,305
Adj Base Cost	= 108.94	Lot Value	+ 33,321
Total Area	x 1,366	Indicated Value	= 185,626
Adjusted Cost	= 148,812	Value Per SqFt	135.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,305		
Lot Value	33,321		
Indicated Value	185,626	135.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	185,626	135.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	162651	10x8		80	24.57		1,966
WODO	Wood Deck - Open	162652	12x5		60	25.45		1,527



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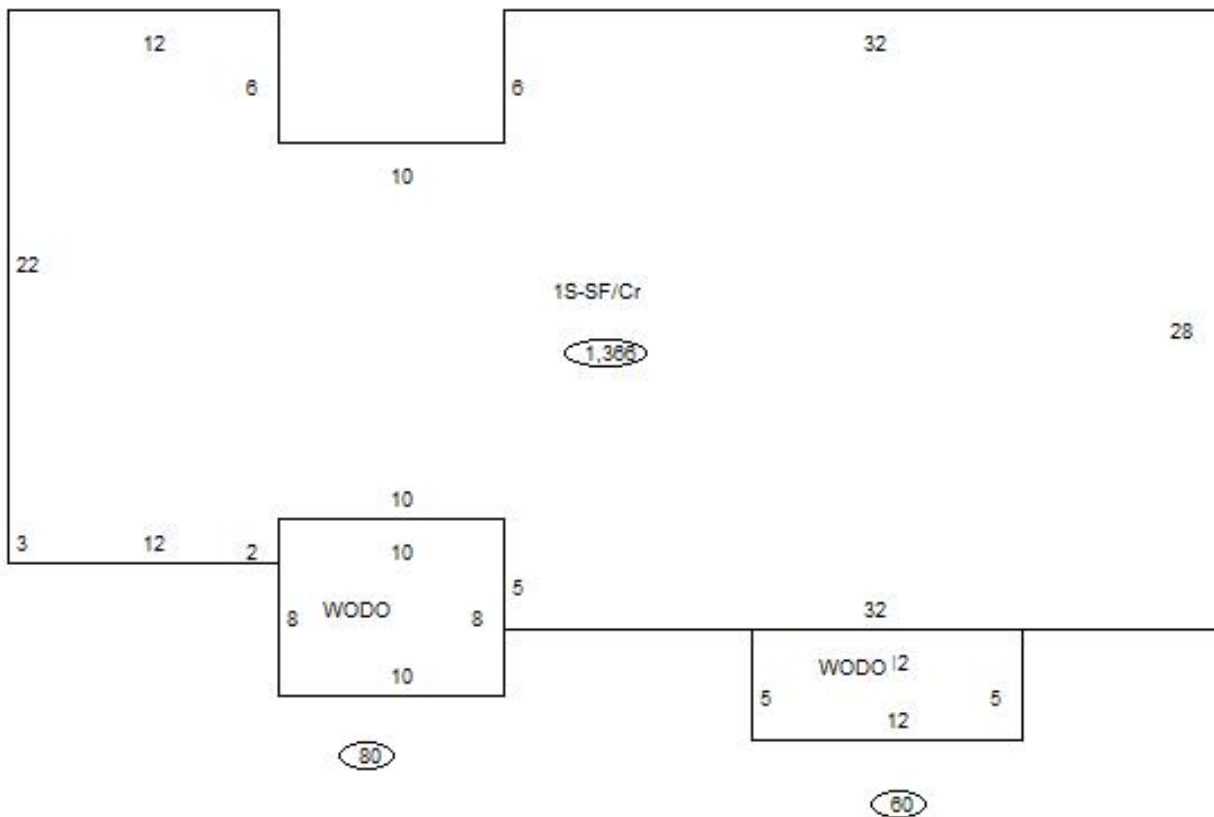
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### Sketch Image

660108464



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	1,366	1.000	1,366
2	M	WODO		10	WODO	80	1.000	80
3	M	WODO		10	WODO	60	1.000	60
<b>Total Building Area</b>						1,366		1,366