



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																				
Account 660108465 Parcel ID 23N17E-16-3-00000-003-0000 Cadastral ID 16-23-17-01027 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 342699 PLEASANT PROPERTIES LLLC 5880 S MINGO RD TULSA OK 74146-0000 Parcel Location Situs 09869 S 4210 RD Subdivision Lot/Block / Parcel Size 1.12 - Acres Sec/Twn/Rng 16 / 23 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS	 <p>660108465_001.JPG 12/2/2024</p>																				
Legal Description Lat/Long: 36.46837464 -95.50694154 S 163.30' N 816.50' W 300' W2 SW SW	Building Permits <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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Exemptions <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						Sale History <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	33,072	14,332	11%	1,577	Assessed	14,828	1,419.63
Year Frozen		Improvements	120,460	120,460		13,251	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	153,532	134,792		14,828	Total Taxable	14,828	1,420.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108465	PLEASANT PROPERTIES LLLC	71	155,720	0	14,121	1,352.00		
2024	2024-660108465	PLEASANT PROPERTIES LLLC	71	32,045	0	492	48.00		
2023	2023-660108465	PLEASANT PROPERTIES LLLC	71	4,263	0	469	46.00		



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Lot Data		Square-Foot - NBHD 4050 #1	Primary Image
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.1151		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	48,573.00 x .68 = 33,072		
Factor Value			
Adjustments	1.0000		
Lot Value	33,072		

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	1,032 / 1,032
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
Adusted R
Indicated Value

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

Cost Approach		Manual : 01/2025	
Base Cost	90.42	Total Misc Impr	+ 0
Roofing Adj	+ 4.18	Garage Cost	+ 0
Subfloor Adj	+ 2.46	Total RCN	= 116,564
Heat/Cool Adj	+ 10.09	Depreciation (0%)	- 0
Plumbing Adj	+ 5.79	Lump Sums	+ 3,896
Basement Adj	+ 0.00	RCNLD	= 120,460
Adj Base Cost	= 112.95	Lot Value	+ 33,072
Total Area	x 1,032	Indicated Value	= 153,532
Adjusted Cost	= 116,564	Value Per SqFt	148.77

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	120,460	
Lot Value	33,072	
Indicated Value	153,532	148.77 Per SqFt
Agland Value		
Site Improvements		
Total Value	153,532	148.77 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	162654	12x5		60	25.45		1,527
WODO	Wood Deck - Open	162655	10x10		100	23.69		2,369



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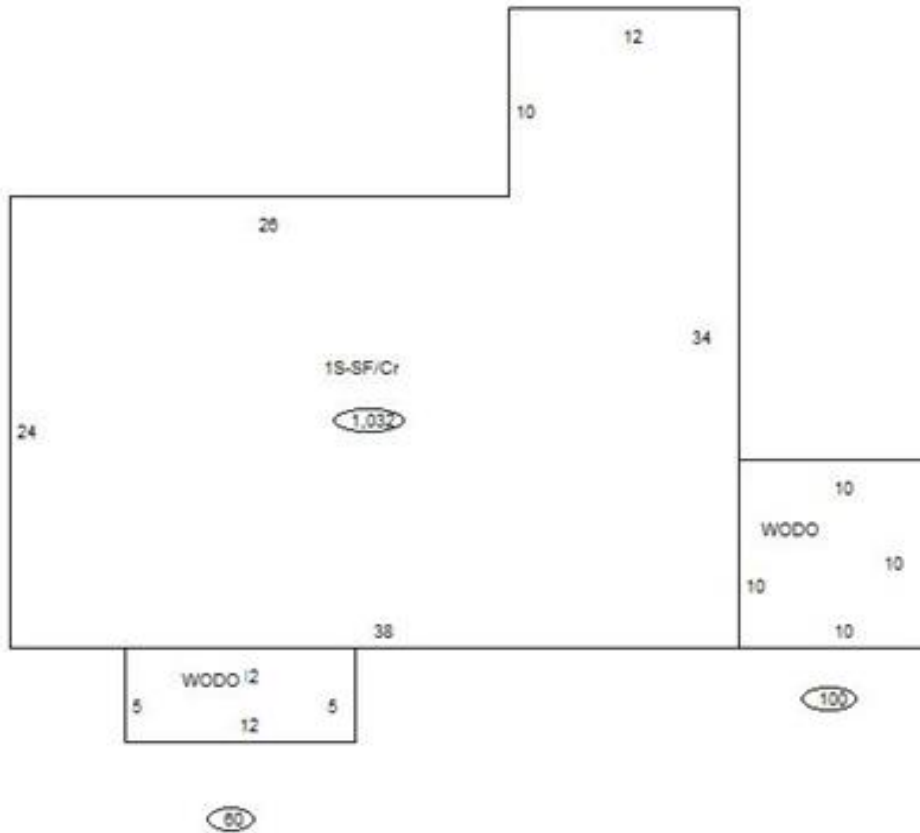
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Sketch Image

660108465



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	1,032	1.000	1,032
2	M	WODO		10	WODO	60	1.000	60
3	M	WODO		10	WODO	100	1.000	100
Total Building Area						1,032		1,032