




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 660108466 Parcel ID 23N17E-16-3-00000-004-0000 Cadastral ID 16-23-17-01028 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 09933 S 4210 RD Subdivision Lot/Block / Parcel Size 1.24 - Acres Sec/Twn/Rng 16 / 23 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS	 <p>660108466_001.JPG 12/2/2024</p>																				
Legal Description Lat/Long: 36.46792199 -95.50686692 S 163.30' N 979.80' W 330' 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	34,372	14,675	11%	1,614	Assessed	14,604	1,398.19
Year Frozen		Improvements	118,091	118,091		12,990	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	152,463	132,766		14,604	Total Taxable	14,604	1,398.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108466	PLEASANT PROPERTIES LLLC	71	154,415	0	13,909	1,332.00		
2024	2024-660108466	PLEASANT PROPERTIES LLLC	71	33,180	0	546	53.00		
2023	2023-660108466	PLEASANT PROPERTIES LLLC	71	6,187	0	520	51.00		



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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.2285		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	53,514.00 x .64 = 34,372		
Factor Value			
Adjustments	1.0000		
Lot Value	34,372		



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	+ 1,527
Basement Adj	+ 0.00	RCNLD	= 118,091
Adj Base Cost	= 112.95	Lot Value	+ 34,372
Total Area	x 1,032	Indicated Value	= 152,463
Adjusted Cost	= 116,564	Value Per SqFt	147.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,091		
Lot Value	34,372		
Indicated Value	152,463	147.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	152,463	147.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	162657	12x5		60	25.45		1,527
CNV	Cellar No Value			2024	1	0.00		



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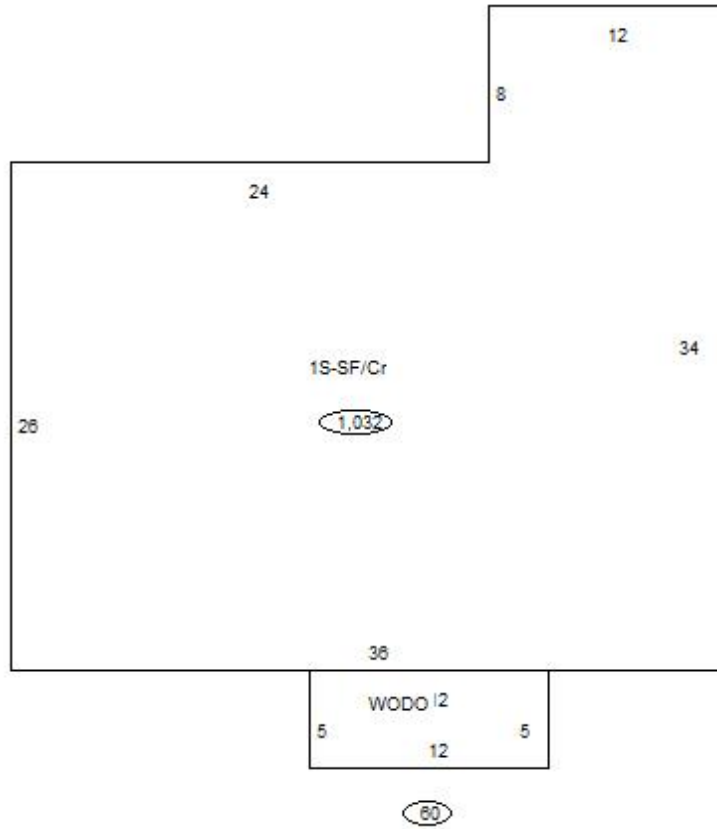
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Sketch Image

660108466



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
Total Building Area						1,032		1,032