



# 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	660109394			No Image On File					
Parcel ID	20N15E-14-2-00000-001-0000								
Cadastral ID	14-20-15-00410								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	345273								
COLBURN FAMILY TRUST									
829 W ELGIN ST BROKEN ARROW OK 74012-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	7.48 - Acres						
Sec/Twn/Rng	14 / 20 / 15 / 2								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.21950109 -95.68976829									
BEG: NW/C; S 926' N 45 DEG E 902.7'; N 354' TO THE N/L ; W 567' TO POB LESS TR DESC 2024-011035 AS COMM NW/C SEC; N88.4435E 175.60' TO POB; N88.4435E 261.13'; S44.2416W 366.76'; N00.59335W 256.33' TO POB. ADA AS ONLY THAT PART OF TR DESC 2024-011034 WHICH IS CONTAINED SECTION 14-20-15.				Building Permits					
				Number	Description	Opened	Closed	Amount	
				S24	S25 SPLIT	09/2024			
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	FLYING G RANCH	08/19/2024	2,964,000	21
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2025		Land Value	1,436	1,436	11%	Assessed	2,101	218.78
Year Frozen			Improvements	27,500	17,665		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	28,936	19,101	2,101	Total Taxable	2,101	219.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660109394	COLBURN FAMILY TRUST			4	18,545	0	2,040	212.00
2024	2024-660109394	COLBURN FAMILY TRUST			4	18,545	0	2,040	196.00



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
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	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Value Reconciliation</b>								
Selected Approach Cost Approach								
Improvements								
Lot Value								
Indicated Value 0.00 Per SqFt								
Aglard Value 1,436								
Site Improvements 27,500								
Total Value 28,936 0.00 Total Value Per SqFt								
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	20x30x14	Concrete	Formed Metal	600
	Qual 3.5	Cond 3	Year 2020	Eff Age 5		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.52 x 600)	15,312		15,312	1,378	13,934

UTIL	Utility Building		40x50x10	Concrete	Galvanized Metal	2,000
Qual 2	Cond 1.5	Year 1985	Eff Age 49			

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (23.39 x 2,000)	46,780		46,780	33,214	13,566



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			7.480	192	192	1,436	1,436
<b>NTV PST Totals</b>						7.480			1,436	1,436
<b>Total Agland</b>						7.480			1,436	1,436