



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:38:32
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Assessment Data				Primary Image						
Account	660110048			No Image On File						
Parcel ID	24N15E-03-2-00000-003-0000									
Cadastral ID	03-24-15-00132									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE									
Name ID	346748									
LARIAT RANCH LLC										
1820 E 32ND ST TULSA OK 74105-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	20 - Acres							
Sec/Twn/Rng	3 / 24 / 15 / 2									
Neighborhood	4040 - TALALA AREA WEST OF LAKE									
School District	S004 - OOLOGAH SCHOOLS									
Legal Description Lat/Long: 36.59420710 -95.69110213				Building Permits						
TR DESC 2025-004284 AS COMM NW/C LOT 2; N88.3726E 659.90' TO POB; S012015E 1377.88' TO SW/C E2 LOT 2; N88.5926E 631.11'; N01 1930W 1381.92'; S88.3726W 631.40' TO POB.				Number	Description	Opened	Closed	Amount		
				S25	S26 SPLIT	04/2025				
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	COE, CLETIS T & DIANA L	04/03/2025	247,500	21	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2026	Land Value	4,177	4,177	11%	459	Assessed	459	49.66	
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	4,177	4,177		459	Total Taxable	459	50.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660110048	LARIAT RANCH LLC			10	4,177	0	459	49.00	



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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

Primary Image

Lot Size
 Lot Count
 Units Buildable
 Non-Ag Acres 0
 Topography
 Street Access
 Utilities
 Amenities LAND QUALITY
 Method Units-Buildable
 Base Lot Value
 Factor Value
 Adjustments
 Lot Value

Residential Data

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 /

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

Value Reconciliation

Selected Approach Cost Approach
 Improvements
 Lot Value
 Indicated Value 0.00 Per SqFt
 Aground Value 4,177
 Site Improvements
 Total Value 4,177 0.00 Total Value Per SqFt

Cost Approach

Manual : 01/2025

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

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Agland Inventory

660110048

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.500	54	54	27	27
TMBR Totals						0.500			27	27
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			19.500	213	213	4,150	4,150
IMP PST Totals						19.500			4,150	4,150
Total Agland						20.000			4,177	4,177