Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account 660000421
Parcel ID 000000-00-0-00645-003-0007
Cadastral ID 01-21-14-00940
Property Type REAL - Real Property
Property Class RAP **VI Area** 4
Tax Area 7 - OWASSO/LIMESTONE FIRE
Name ID 337464
TROUTMAN, JUSTIN & HOLLY

17803 RANCH RD
COLLINSVILLE OK 74021-0000

Parcel Location

Situs 17803 S RANCH RD
Subdivision RANCH VIEW LAKE ESTS
Lot/Block 0007 / 0003 **Parcel Size** 1 - Lots
Sec/Twn/Rng 1 / 21 / 14 / 5
Neighborhood 1014 - R-V04-SW OWASSO
School District S021 - OWASSO SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.33227377 -95.77251567

LOT 7 BLOCK 3 RANCH VIEW LAKE EST.

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000
H	Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	918 REAL ESTATE LLC	02/24/2022	332,000	19
/	STOUT, CORY & LACEY	02/23/2022	255,000	19
2692/262	STOUT, TIM IRVIN	02/14/2018	244,000	4

Parcel Valuation

Source	REAL
Remove Cap	2023
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	503	503	11%	55
Improvements	234,665	223,843		24,622
Mobile Home	0	0		0
Total Value	235,168	224,346		24,677

Levy Rate	108.538	Current Tax
Assessed	24,677	2,678.39
Penalty	0	
Exemption	1,000	-97.00
Total Taxable	23,677	2,581.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000421	TROUTMAN, JUSTIN & HOLLY	7	217,812	1000	22,959	2,502.00
2024	2024-660000421	TROUTMAN, JUSTIN & HOLLY	7	243,947	1000	25,834	2,865.00
2023	2023-660000421	TROUTMAN, JUSTIN & HOLLY	7	269,027	1000	28,593	3,102.00
2022	2022-660000421	TROUTMAN, JUSTIN & HOLLY	7	274,830	0	10,953	1,229.00
2021	2021-660000421	STOUT, CORY & LACEY	7	257,322	0	10,430	1,158.00
2020	2020-660000421	STOUT, CORY & LACEY	7	255,999	0	9,934	1,102.00
2019	2019-660000421	STOUT, CORY & LACEY	7	245,762	0	9,461	1,050.00
2018	2018-660000421	STOUT, CORY & LACEY	7	236,712	1000	8,011	875.00
2017	2017-660000421	STOUT, TIM IRVIN	7	235,133	1000	7,748	854.00
2016	2016-660000421	STOUT, TIM IRVIN	7	230,461	1000	7,493	826.00
2015	2015-660000421	STOUT, TIM IRVIN	7	227,756	1000	7,246	805.00
2014	2014-660000421	STOUT, TIM IRVIN	7	231,123	1000	7,006	785.00
2013	2013-660000421	STOUT, TIM IRVIN	7	222,448	1000	6,773	745.00

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Lot Data

Square-Foot - NBHD 1014 #1

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

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Vinyl
Base/Total Area	2,549 / 2,549
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/Rghln	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 33

GRM Approach

GRM Code		
Gross Rent	0.00	
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	251,253	98.57	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	355,170		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		98.52	**Total Misc Impr**	+	32,200
Roofing Adj	+	4.49	**Garage Cost**	+	
Subfloor Adj	+	0.00	**Total RCN**	=	338,488
Heat/Cool Adj	+	12.64	**Depreciation (41%)**	-	138,780
Plumbing Adj	+	4.51	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	199,708
Adj Base Cost	=	120.16	**Lot Value**	+	
Total Area	x	2,549	**Indicated Value**	=	199,708
Adjusted Cost	=	306,288	**Value Per SqFt**		78.35

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	199,708		
Lot Value			
Indicated Value	199,708	78.35	**Per SqFt**
Agland Value	503		
Site Improvements	34,957		
Total Value	235,168	92.26	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1368	176		176	26.38		4,643
EPSW	ENCLOSED PORCH - SOLID WALL	1369	28x10		280	68.50		19,180
EPSW	ENCLOSED PORCH - SOLID WALL	1370	12x10		120	69.81		8,377

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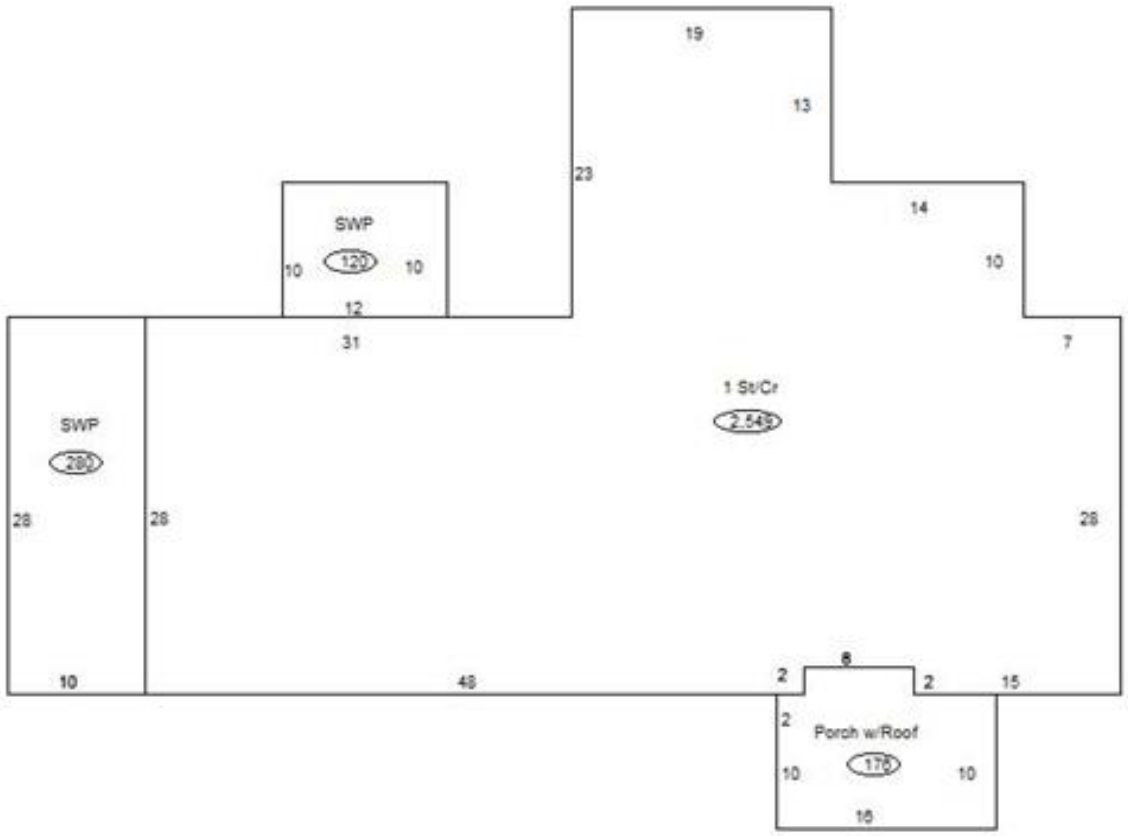
Sketch Image 660000421



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,549	1.000	2,549
2	M	PRCH		13	SLBC	176	1.000	176
3	M	EPSW		13	EPSW	280	1.000	280
4	M	EPSW		13	EPSW	120	1.000	120
					Total Building Area	2,549		2,549

Outbuildings/Site Improvements 660000421

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual 2	**Cond** 3	**Year**	**Eff Age**		

Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
Base Cost (26.89 x 2,000)	53,780		53,780	18,823	34,957

Agland Inventory 660000421

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	TMBR	59			4.740	106	106	503	503
				TMBR Totals		4.740			503	503
				Total Agland		4.740			503	503