Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	01:51:11
Page	1

Assessment Data

Account 660004498
Parcel ID 21N17E-05-2-00000-000-0000
Cadastral ID 05-21-17-03000
Property Type REAL - Real Property
Property Class RA **VI Area** 3
Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE
Name ID 338813

COLLINS, BILLY JOE SR
REVOCABLE TRUST

PO BOX 1327
CLAREMORE OK 74018-0000

Parcel Location

Situs 17102 E 470 RD
Subdivision
Lot/Block / **Parcel Size** 40 - Acres
Sec/Twn/Rng 5 / 21 / 17 / 2
Neighborhood 2117 - UNPLATTED
School District S009 - JUSTUS-TIAWAH SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.33452798 -95.52082291

E2 LOT 4 & THAT PT OF W2 LOT 3 & THAT PT NE SW NW

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	COLLINS, BILLY JOE	06/22/2022	0	WB

Parcel Valuation

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

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	3,379	3,379	11%	372
Improvements	127,359	100,545		11,060
Mobile Home	0	0		0
Total Value	130,738	103,924		11,432

		Current Tax
Levy Rate	93.050	
Assessed	11,432	1,063.75
Penalty	0	
Exemption	0	0.00
Total Taxable	11,432	1,064.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004498	COLLINS, BILLY JOE SR	93	112,510	0	11,099	1,033.00
2024	2024-660004498	COLLINS, BILLY JOE SR	93	118,852	0	10,775	1,071.00
2023	2023-660004498	COLLINS, BILLY JOE SR	93	98,364	0	10,461	1,038.00
2022	2022-660004498	COLLINS, BILLY JOE SR	93	100,158	0	10,157	1,008.00
2021	2021-660004498	COLLINS, BILLY JOE	93	104,935	0	9,861	995.00
2020	2020-660004498	COLLINS, BILLY JOE	93	106,429	0	9,574	935.00
2019	2019-660004498	COLLINS, BILLY JOE	93	100,590	0	9,295	926.00
2018	2018-660004498	COLLINS, BILLY JOE	93	110,713	0	8,855	883.00
2017	2017-660004498	COLLINS, BILLY JOE	93	109,597	0	8,598	813.00
2016	2016-660004498	COLLINS, BILLY JOE	93	106,503	0	8,347	821.00
2015	2015-660004498	COLLINS, BILLY JOE	93	102,800	0	8,104	790.00
2014	2014-660004498	COLLINS, BILLY JOE	93	106,777	0	7,868	754.00
2013	2013-660004498	COLLINS, BILLY JOE	93	101,700	1000	6,639	654.00

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Date	04/17/2026
Time	01:51:12
Page	2

Lot Data

Units-Buildable - UNPLATTED (UNITS BUILDABLE)

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	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,700 / 2,100
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,700
Fixture/Rghln	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1969 / 43

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		89.32	**Total Misc Impr**	+	12,523
Roofing Adj	+	3.33	**Garage Cost**	+	
Subfloor Adj	+	-0.89	**Total RCN**	=	239,743
Heat/Cool Adj	+	11.47	**Depreciation (51%)**	-	122,269
Plumbing Adj	+	4.97	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	117,474
Adj Base Cost	=	108.20	**Lot Value**	+	
Total Area	x	2,100	**Indicated Value**	=	117,474
Adjusted Cost	=	227,220	**Value Per SqFt**		55.94

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	117,474		
Lot Value			
Indicated Value	117,474	55.94	**Per SqFt**
Agland Value	3,379		
Site Improvements	9,885		
Total Value	248,212	118.20	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11665	40x8		320	23.21		7,427
FPR1	Fireplace - Residential 1 Story		1		1	5,095.98		5,096

Rogers

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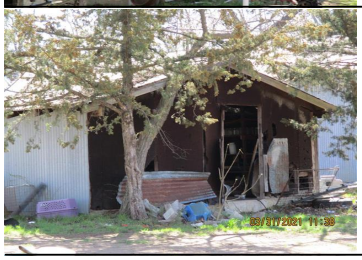
Date	**04/17/2026**
Time	**01:51:12**
Page	**3**

Sketch Image 660004498

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,700	1.235	2,100
2	M	PRCH		13	SLBC	320	1.000	320
3	U	^UL		13	Upper Level (1)	400	1.000	400
					Total Building Area	1,700		2,100

Outbuildings/Site Improvements 660004498

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x14x0			280
	Qual 2	**Cond** 3	**Year** 2015	**Eff Age** 8		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (40% Phys/ % Func)**	**RCNLD**
	Base Cost (29.97 x 280)	8,392		8,392	3,357	5,035
	BARN	BARN	0x0x0			2,100
	Qual 3	**Cond** 3	**Year**	**Eff Age**		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (75% Phys/ % Func)**	**RCNLD**
	Base Cost (9.06 x 2,100)	19,026		19,026	14,270	4,756
	STF	STG FAIR	20x20x0			400
	Qual 2	**Cond** 3	**Year**	**Eff Age**		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (95% Phys/ % Func)**	**RCNLD**
	Base Cost (4.68 x 400)	1,872		1,872	1,778	94

Agland Inventory 660004498

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			.155	54	54	8	8
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.618	192	192	503	503
HC	HECTOR STONY SANDY LOAM	TMBR	20			4.480	36	36	161	161
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			19.971	63	63	1,258	1,258
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63			12.777	113	113	1,449	1,449
				TMBR Totals		40.000			3,379	3,379
				Total Agland		40.000			3,379	3,379