




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:51:27
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013077 Parcel ID 20N15E-12-1-00000-000-0000 Cadastral ID 13-20-15-00100 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 308769 COLLINS RANCH LLC 26612 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 27255 S 4120 RD Subdivision Lot/Block / Parcel Size 308.61 - Acres Sec/Twn/Rng 13 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\C\Users\KW\Pictures\current\2013-08-23\070.JPG 8/23/2013</p>																																																																																																																				
Legal Description Lat/Long: 36.21678836 -95.66362501 N2 SECTION LESS E 173.5' W 190' S 348.5' N 365' NW LESS 5 AC DESC AS: COMM NW/C NW E ALG N/L 724' TO POB; E 596.70'; S 365'; W 596.70'; N 365' TO POB; & LESS TR COMM NW/C NW S 880' TO POB; E 680'; S 320.30'; W 680'; N 320.30' TO POB.																																																																																																																									
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Date 04/16/2026
 Time 22:51:27
 Page 2

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		<p>\\tsclient\C\Users\KWM\Pictures\current\2013-08-23\070.JPG 8/23/2013</p>

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	

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			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	55,172		
Site Improvements	225,575		
Total Value	280,747	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers


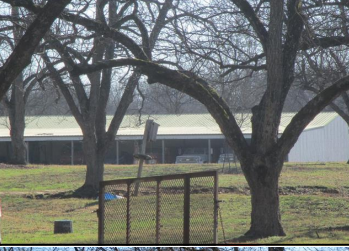





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Date 04/16/2026
 Time 22:51:28
 Page 3

660013077

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	123x50x0			6,150
	Qual 3	Cond 3	Year 2013	Eff Age	10	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (25.88 x 6,150)	159,162		159,162	15,916	143,246
	BARN	BARN	20x104x0			2,080
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.07 x 2,080)	18,866		18,866	15,093	3,773
	BARN	BARN	30x99x0			2,970
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (8.48 x 2,970)	25,186		25,186	2,519	22,667
	BARN	BARN	0x0x0			5,000
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.85 x 5,000)	39,250		39,250	9,813	29,437
	BARN	BARN	0x0x0			5,000
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (7.85 x 5,000)	39,250		39,250	23,550	15,700
	STF	STG FAIR	0x0x0			672
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 672)	3,145		3,145	1,887	1,258
	LT	LEAN-TO	30x99x0			2,970
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 2,970)	8,672		8,672	1,734	6,938



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Date 04/16/2026
 Time 22:51:28
 Page 4

660013077

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	20x10x0			200	
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 200)	852		852		852	
	LF	LOAFING SHED	10x20x0			200	
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 200)	852		852		852	
	LF	LOAFING SHED	10x20x0			200	
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 200)	852		852		852	



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Time 22:51:28
Page 5

Agland Inventory

660013077

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			12.577	54	54	679	679
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			202.779	192	192	38,934	38,934
OS	OSAGE CLAY	TMBR	58			5.391	104	104	563	563
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			5.573	110	110	612	612
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			14.393	235	235	3,385	3,385
VE	VERDIGRIS CLAY LOAM	TMBR	90			67.897	162	162	10,999	10,999
TMBR Totals						308.610			55,172	55,172
Total Agland						308.610			55,172	55,172