



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	660016900				No Image On File					
Parcel ID	22N15E-18-4-00000-000-0000									
Cadastral ID	18-22-15-00800									
Property Type	REAL - Real Property									
Property Class	RA	VI Area 4								
Tax Area	10 - OOLOGAH RURAL/NW FIRE									
Name ID	267773									
SCHIVALLY, GERALD W JR &										
MICHELLE R										
18925 S OLD HWY 88										
CLAREMORE OK 74017-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size 22.5 - Acres								
Sec/Twn/Rng	18 / 22 / 15 / 4									
Neighborhood	6020 - UNPLATTED									
School District	S004 - OOLOGAH SCHOOLS									
Legal Description Lat/Long: 36.38064769 -95.74813725										
THAT PART OF S2 SW SE LYING SOUTH OF CANEY RIVER & THAT PT E2 SE SW LYING SOUTH OF RIVER IN SEC 18-22-15 CONTAINED WITH A TR DESC 2024-000615.					Building Permits					
					Number	Description		Opened	Closed	Amount
					S24	S25 SPLIT		01/2024		
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	THE RANCH AT CANEY RIVER LLC	01/12/2024	970,500	WG	
					/	BLEDSON, SAMMIE C TRUST	10/06/2020	7,763,000	WG	
					2117/465	S B BOST PROPERTIES LP	07/28/2010	0	4	
					1954/644	BLEDSON-BOST, SAMMIE C--TRUSTE	05/14/2008	0	4	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2025	Land Value	3,057	3,057	11%	336	Assessed	336	36.35	
Year Frozen	0	Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	3,057	3,057		336	Total Taxable	336	36.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660016900	SCHIVALLY, GERALD W JR &			10	3,258	0	358	39.00	
2024	2024-660016900	SCHIVALLY, GERALD W JR &			10	3,258	0	358	37.00	
2023	2023-660016900	THE RANCH AT CANEY RIVER LLC			10	3,258	0	358	37.00	
2022	2022-660016900	THE RANCH AT CANEY RIVER LLC			10	3,258	0	358	37.00	
2021	2021-660016900	THE RANCH AT CANEY RIVER LLC			10	2,198	0	242	25.00	
2020	2020-660016900	BLEDSON, SAMMIE C TRUST			10	2,198	0	242	25.00	
2019	2019-660016900	BLEDSON, SAMMIE C TRUST			10	2,198	0	242	25.00	
2018	2018-660016900	BLEDSON, SAMMIE C TRUST			10	2,199	0	242	26.00	
2017	2017-660016900	BLEDSON, SAMMIE C TRUST			10	2,198	0	242	27.00	
2016	2016-660016900	BLEDSON, SAMMIE C TRUST			10	2,198	0	242	25.00	
2015	2015-660016900	BLEDSON, SAMMIE C TRUST			10	2,198	0	242	24.00	
2014	2014-660016900	BLEDSON, SAMMIE C TRUST			10	2,199	0	242	24.00	
2013	2013-660016900	BLEDSON, SAMMIE C TRUST			10	2,199	0	242	23.00	



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count	0							
Units Buildable	0							
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	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	3,057			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	3,057 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

660016900

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VE	VERDIGRIS CLAY LOAM	TMBR	90			15.326	162	162	2,483	2,483
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			6.779	85	85	574	574
W	WATER	TMBR	0			.395	0	0	0	0
TMBR Totals						22.500			3,057	3,057
Total Agland						22.500			3,057	3,057