



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:12:10
Page 1

Assessment Data					Primary Image				
Account	660017604				No Image On File				
Parcel ID	22N15E-19-1-00000-000-0000								
Cadastral ID	19-22-15-00400								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	332915								
THE RANCH AT CANEY RIVER LLC									
501 S LYNN RIGGS BLVD STE A CLAREMORE OK 74017-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	14.85 - Acres						
Sec/Twn/Rng	19 / 22 / 15 / 1								
Neighborhood	6020 - UNPLATTED								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.36695771 -95.75199237									
ALL THAT PT NE NE & NE NW & LOT 2 LYING ON SLY OR ELY SIDE C/L CANEY RIVER & ALL NE NW NE & S2 NW NE & SW NE & NW SE NE & SE NW & S2 SEC & NW NW NE & ALL THAT PART N2 NE NE S OF C/L CANEY RIVER & E2 SE NE & SW SE NE & LESS TR DESC 2021 007382 AS COMM SE/C SEC 19; N01.1716W 1322.73' TO POB;					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BLED SOE, SAMMIE C TRUST	10/06/2020	7,763,000	WG
					2117/465	S B BOST PROPERTIES LP	07/28/2010	0	4
					1954/644	BLED SOE-BOST, SAMMIE C--TRUSTE	05/14/2008	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	
Remove Cap	2021	Land Value	770	551	11%	61	Assessed	61	6.87
Year Frozen	0	Improvements	0	0	0	0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00
TIF Project ID	0	Total Value	770	551	61	Total Taxable	61	7.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017604	THE RANCH AT CANEY RIVER LLC	28	535	0	59	7.00		
2024	2024-660017604	THE RANCH AT CANEY RIVER LLC	28	713	0	78	9.00		
2023	2023-660017604	THE RANCH AT CANEY RIVER LLC	28	14,525	0	1,598	180.00		
2022	2022-660017604	THE RANCH AT CANEY RIVER LLC	28	25,469	0	2,802	314.00		
2021	2021-660017604	THE RANCH AT CANEY RIVER LLC	28	56,045	0	6,165	700.00		
2020	2020-660017604	BLED SOE, SAMMIE C TRUST	28	54,642	0	4,008	456.00		
2019	2019-660017604	BLED SOE, SAMMIE C TRUST	28	54,306	0	3,983	449.00		
2018	2018-660017604	BLED SOE, SAMMIE C TRUST	28	54,643	0	4,008	456.00		
2017	2017-660017604	BLED SOE, SAMMIE C TRUST	28	54,414	0	3,991	447.00		
2016	2016-660017604	BLED SOE, SAMMIE C TRUST	28	54,414	0	3,991	438.00		
2015	2015-660017604	BLED SOE, SAMMIE C TRUST	28	54,306	0	3,983	442.00		
2014	2014-660017604	BLED SOE, SAMMIE C TRUST	28	54,415	0	3,991	431.00		
2013	2013-660017604	BLED SOE, SAMMIE C TRUST	28	54,415	0	3,991	430.00		



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 Time 08:12:10
 Page 2

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				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area	/			Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn	/			Indicated Value				
Bed/F/H Bath	/ /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value				
Year/Eff Age	/			Indicated Value	0.00 Per SqFt			
Cost Approach		Manual : 01/2025		Agland Value	770			
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	770 0.00 Total Value Per SqFt			
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
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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Date 04/18/2026
Time 08:12:10
Page 3

Agland Inventory

660017604

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			3.281	108	108	354	354
SO	SOGN SOILS	NTV PST	15			11.569	36	36	416	416
NTV PST Totals						14.850			770	770
Total Agland						14.850			770	770