



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	660018766				No Image On File				
Parcel ID	22N15E-21-2-00000-000-0000								
Cadastral ID	21-22-15-01600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	334816								
TRIPLE R BAR RANCH LLC									
PO BOX 464 CLAREMORE OK 74018-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size 60 - Acres							
Sec/Twn/Rng	21 / 22 / 15 / 2								
Neighborhood	6020 - UNPLATTED								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description					Building Permits				
4/25 INTEREST IN TR DESC AS SW NW NW & NW SW NW & S2 SW NW & N2 NW SW (ADA AS INTEREST 4/25 INTEREST TO ONLY THAT PORTION CONTAINED IN SECTION 21-22-15 DESCRIBED ON 2021 008083)									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	THE RANCH AT CANEY RIVER LLC	04/30/2021	1,700,500	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	112.698	Current Tax
Remove Cap	2022	Land Value	10,926	1,748	11%	192	Assessed	192	21.64
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	10,926	1,748		192	Total Taxable	192	22.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660018766	TRIPLE R BAR RANCH LLC			28	11,007	0	194	22.00
2024	2024-660018766	TRIPLE R BAR RANCH LLC			28	11,007	0	194	22.00
2023	2023-660018766	TRIPLE R BAR RANCH LLC			28	11,007	0	194	22.00
2022	2022-660018766	TRIPLE R BAR RANCH LLC			28	11,007	0	194	22.00
2021	2021-660018766	TRIPLE R BAR RANCH LLC			28	11,943	0	210	24.00
2020	2020-660018766	BLEDSON, SAMMIE C TRUST			28	11,943	0	210	24.00
2019	2019-660018766	BLEDSON, SAMMIE C TRUST			28	11,943	0	210	24.00
2018	2018-660018766	BLEDSON, SAMMIE C TRUST			28	11,932	0	210	24.00
2017	2017-660018766	BLEDSON, SAMMIE C TRUST			28	11,943	0	210	24.00
2016	2016-660018766	BLEDSON, SAMMIE C TRUST			28	11,943	0	210	23.00
2015	2015-660018766	BLEDSON, SAMMIE C TRUST			28	11,943	0	210	23.00
2014	2014-660018766	BLEDSON, SAMMIE C TRUST			28	11,932	0	210	23.00
2013	2013-660018766	BLEDSON, SAMMIE C TRUST			28	11,932	0	210	23.00



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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							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area	/			Adjusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn	/			Comparables				
Bed/F/H Bath	/ /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age	/			Lot Value				
Cost Approach		Manual : 01/2025		Indicated Value	0.00 Per SqFt			
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value	10,926			
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value	10,926 0.00 Total Value Per SqFt			
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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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	TMBR	58			.267	104	104	28	28
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	2.773	85	85	235	235
TMBR Totals						3.040			263	263
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			56.960	187	187	10,663	10,663
NTV PST Totals						56.960			10,663	10,663
Total Agland						60.000			10,926	10,926