



# 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	660021001				No Image On File				
Parcel ID	22N14E-25-2-00000-000-0000								
Cadastral ID	25-22-14-00300								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	336893								
GRUBB, JOSEPH D & KIMBERLY K									
18905 S 4150 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size 59.91 - Acres							
Sec/Twn/Rng	25 / 22 / 14 / 2								
Neighborhood	4010 - 22-14								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.35275037 -95.76185631									
Building Permits									
TR DESC 2024-003696 AS BEG SE/C SEC; S88.4527W 1974.78'; N01 2147W 1321.26'; N88.4624E 1976.21'; S01.1804E 1320.70' TO POB.									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	THE RANCH AT CANEY RIVER LLC	03/26/2024	509,500	21
					/	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	2025	Land Value	2,157	2,157	11%	237	Assessed	237	26.71
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	2,157	2,157		237	Total Taxable	237	27.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660021001	GRUBB, JOSEPH D & KIMBERLY K			28	2,157	0	237	27.00
2024	2024-660021001	GRUBB, JOSEPH D & KIMBERLY K			28	2,157	0	237	27.00
2023	2023-660021001	THE RANCH AT CANEY RIVER LLC			28	2,160	0	238	26.00
2022	2022-660021001	THE RANCH AT CANEY RIVER LLC			28	5,346	0	588	65.00
2021	2021-660021001	THE RANCH AT CANEY RIVER LLC			28	27,781	0	3,056	347.00
2020	2020-660021001	BLEDSON, SAMMIE C TRUST			28	24,901	0	1,826	208.00
2019	2019-660021001	BLEDSON, SAMMIE C TRUST			28	24,901	0	1,826	206.00
2018	2018-660021001	BLEDSON, SAMMIE C TRUST			28	24,883	0	1,825	207.00
2017	2017-660021001	BLEDSON, SAMMIE C TRUST			28	24,883	0	1,825	205.00
2016	2016-660021001	BLEDSON, SAMMIE C TRUST			28	24,901	0	1,826	200.00
2015	2015-660021001	BLEDSON, SAMMIE C TRUST			28	24,901	0	1,826	202.00
2014	2014-660021001	BLEDSON, SAMMIE C TRUST			28	24,883	0	1,825	197.00
2013	2013-660021001	BLEDSON, SAMMIE C TRUST			28	24,883	0	1,825	196.00



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Lot Data		Units-Buildable - 22-14 (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	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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					
				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				
				Value Reconciliation				
				Selected Approach	Cost Approach			
				Improvements				
				Lot Value				
				Indicated Value	0.00 Per SqFt			
				Agland Value	2,157			
				Site Improvements				
				Total Value	2,157 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

660021001

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	NTV PST	15			59.910	36	36	2,157	2,157
<b>NTV PST Totals</b>						59.910			2,157	2,157
<b>Total Agland</b>						59.910			2,157	2,157