



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 660021011 Parcel ID 22N16E-25-3-00000-000-0000 Cadastral ID 25-22-16-00200 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 271014 ROLLING HILLS RANCH, LLC 17855 S 4180 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17841 S 4180 RD Subdivision Lot/Block / Parcel Size 25.58 - Acres Sec/Twn/Rng 25 / 22 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																			
Legal Description Lat/Long: 36.35167987 -95.55373168																			
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
E2 SW LESS 3 AC BEG; SE/C; N 1180'; SWLY TO PT 201' W OF POB; E 221' TO POB & SW SW LESS N 62' OF S2 SW & LESS TR BEG 925.6' N OF SW/C SW/4 N 88-19 E 246.39' N 317.37' W 246.30' S 324' TO POB & LESS S 2 08.75' W 208.75' SW SW LESS NE SW & LESS TR COMM SW/C OF SEC 25					1166/512	OLIVER, CLEO TRUSTEE CLEO OLIVE	04/14/1999	245,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	2000		Land Value 3,149	3,149	11%	346	Assessed	7,960	782.63										
Year Frozen	0		Improvements 70,755	69,226		7,614	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 73,904	72,375		7,960	Total Taxable	7,960	783.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660021011	ROLLING HILLS RANCH, LLC			94	70,267	0	7,729	760.00										
2024	2024-660021011	ROLLING HILLS RANCH, LLC			94	72,502	0	7,640	800.00										
2023	2023-660021011	ROLLING HILLS RANCH, LLC			94	67,664	0	7,417	792.00										
2022	2022-660021011	ROLLING HILLS RANCH, LLC			94	67,312	0	7,201	776.00										
2021	2021-660021011	ROLLING HILLS RANCH, LLC			94	63,562	0	6,991	729.00										
2020	2020-660021011	ROLLING HILLS RANCH, LLC			94	64,771	0	6,957	723.00										
2019	2019-660021011	ROLLING HILLS RANCH, LLC			94	61,411	0	6,755	693.00										
2018	2018-660021011	ROLLING HILLS RANCH, LLC			94	66,659	0	7,143	740.00										
2017	2017-660021011	ROLLING HILLS RANCH, LLC			94	65,978	0	6,935	709.00										
2016	2016-660021011	ROLLING HILLS RANCH, LLC			94	64,166	0	6,733	686.00										
2015	2015-660021011	ROLLING HILLS RANCH, LLC			94	62,961	0	6,537	680.00										
2014	2014-660021011	ROLLING HILLS RANCH, LLC			94	65,659	0	6,347	648.00										
2013	2013-660021011	ROLLING HILLS RANCH, LLC			94	63,760	0	6,162	621.00										



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-27\IMG_00 12/27/2022						
Residential Data		GRM Approach						
Type	1 Single Family Residence	GRM Code						
Condition	3 - Average	Gross Rent	0.00					
Quality	2 - Fair	Indicated Value						
Architecture		Multiple Regression						
Style	100% One Story	MRA Code						
Exterior Wall	100% Frame, Siding, Wood	Adjusted R						
Base/Total Area	1,632 / 1,632	Indicated Value						
Style	100% One Story	Direct Comparables						
HVAC	100% Wall Furnace	Selection Model	A Adam Test					
Roof Cover	1 Composition Shingle	Adjustment Model	NewTest					
Area on Slab	0	Comparables						
Fixture/RghIn	4 /	Indicated Value						
Bed/F/H Bath	2 / 1.0 /	Value Reconciliation						
Basement Area		Selected Approach	Cost Approach					
Garage Type		Improvements	60,540					
Remodel		Lot Value						
Year/Eff Age	1948 / 59	Indicated Value	60,540					
		Agland Value	3,149					
		Site Improvements	10,215					
		Total Value	73,904					
			45.28 Total Value Per SqFt					
Cost Approach		Manual : 01/2025						
Base Cost	88.88	Total Misc Impr	+ 16,475					
Roofing Adj	+ 3.99	Garage Cost	+					
Subfloor Adj	+ 2.31	Total RCN	= 178,059					
Heat/Cool Adj	+ 0.76	Depreciation (66%)	- 117,519					
Plumbing Adj	+ 3.07	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 60,540					
Adj Base Cost	= 99.01	Lot Value	+					
Total Area	x 1,632	Indicated Value	= 60,540					
Adjusted Cost	= 161,584	Value Per SqFt	37.10					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	51310	41x6		246	22.69		5,582
PRCH	SLAB PORCH - COVERED	51311	16x8		128	20.89		2,674
PATO	SLAB PORCH - OPEN	51312	8x4		32	10.24		328
EPSW	ENCLOSED PORCH - SOLID WALL	51313	12x12		144	54.80		7,891



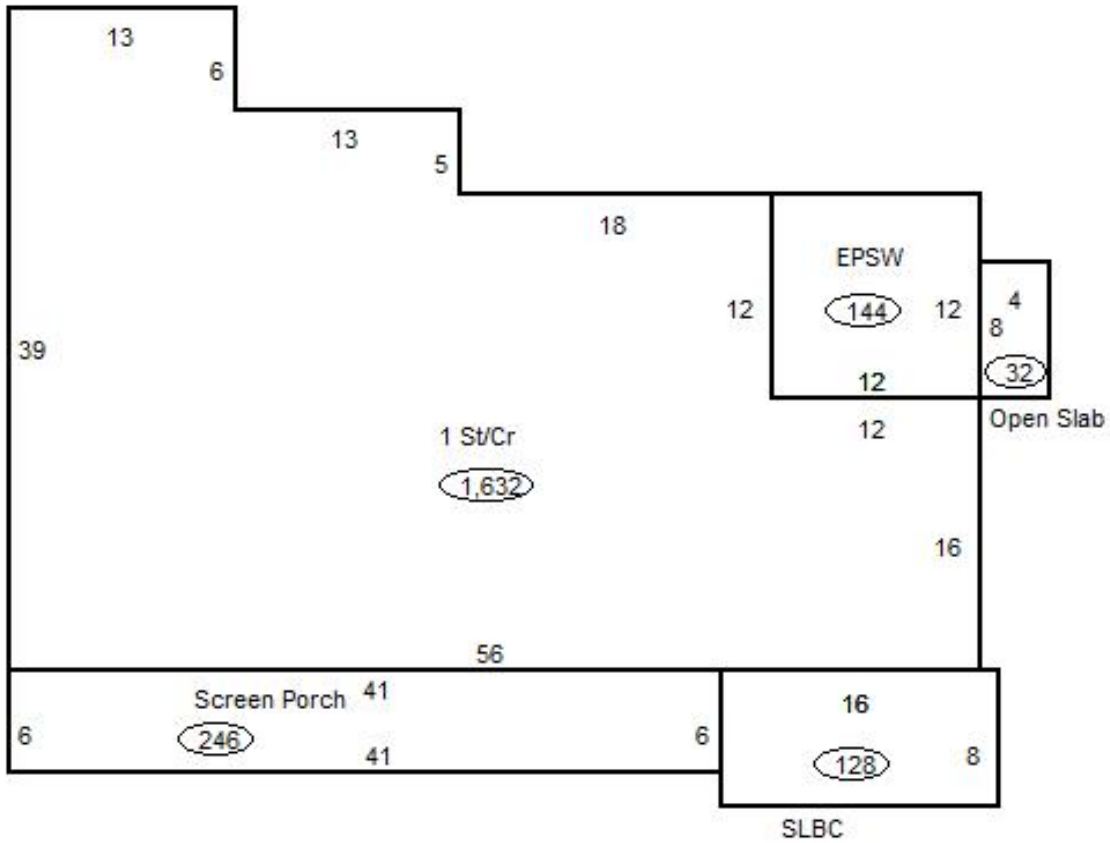
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,632	1.000	1,632
2	M	EPKS		13	Screen Porch	246	1.000	246
3	M	PRCH		13	SLBC	128	1.000	128
4	M	PATO		13	Open Slab	32	1.000	32
5	M	EPSW		13	EPSW	144	1.000	144
Total Building Area						1,632		1,632



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			952	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 952)		29,779		29,779	23,823	5,956
	BARN	BARN	0x0x0			1,600	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (9.66 x 1,600)		15,456		15,456	12,365	3,091
	LT	LEAN-TO	0x0x0			700	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 700)		2,044		2,044	1,635	409
	LT	LEAN-TO	0x0x0			1,300	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 1,300)		3,796		3,796	3,037	759



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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
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	5.000	48	48	240	240
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47		0	1.000	113	113	113	113
NTV PST Totals						6.000			353	353
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	10.580	143	143	1,511	1,511
LKC	LINKER FINE SANDY LOAM 3-	IMP PST	51		0	9.000	143	143	1,285	1,285
IMP PST Totals						19.580			2,796	2,796
Total Agland						25.580			3,149	3,149