



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	660023698				<p>660023698_001.JPG 12/10/2025</p>									
Parcel ID	20N17E-28-3-00000-000-0000													
Cadastral ID	28-20-17-00200													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	346839													
OAK PRAIRIE LLC														
7728 OAKRIDGE DR BROKEN ARROW OK 74014-0000														
Parcel Location														
Situs	18300 E 574 RD													
Subdivision														
Lot/Block	/	Parcel Size	50 - Acres											
Sec/Twn/Rng	28 / 20 / 17 / 3													
Neighborhood	2017 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.17859480 -95.50557290														
SE/4 SW/4 SW/4 & SE/4 SW/4 LESS COUNTY RD.														
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></td> <td></td> <td></td> <td></td> <td></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					
					/	SCRUGGS, SHAWN THEYDORE &	04/02/2025	450,000	21					
					/	MATZER, SHEILA BETH STRIPLIN	05/17/2022	0	4					
					1720/11	COTTRILL, THOMAS	09/20/2005	0	4					
					1672/836	STRIPLIN, GEORGE P &	04/21/2005	0	4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax					
Remove Cap	2026	Land Value	4,671	4,671	11%	514	Assessed	734	58.76					
Year Frozen	0	Improvements	2,000	2,000		220	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	6,671	6,671		734	Total Taxable	734	59.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660023698	OAK PRAIRIE LLC			2	5,677	0	624	50.00					
2024	2024-660023698	SCRUGGS, SHAWN THEYDORE &			2	5,677	0	624	50.00					
2023	2023-660023698	SCRUGGS, SHAWN THEYDORE &			2	5,677	0	624	50.00					
2022	2022-660023698	SCRUGGS, SHAWN THEYDORE &			2	5,677	0	624	51.00					
2021	2021-660023698	MATZER, SHEILA BETH STRIPLIN			2	5,677	0	624	50.00					
2020	2020-660023698	MATZER, SHEILA BETH STRIPLIN			2	5,677	0	624	50.00					
2019	2019-660023698	MATZER, SHEILA BETH STRIPLIN			2	5,677	0	624	52.00					
2018	2018-660023698	MATZER, SHEILA BETH STRIPLIN			2	5,672	0	624	52.00					
2017	2017-660023698	MATZER, SHEILA BETH STRIPLIN			2	5,677	0	624	53.00					
2016	2016-660023698	MATZER, SHEILA BETH STRIPLIN			2	5,677	0	624	53.00					
2015	2015-660023698	MATZER, SHEILA BETH STRIPLIN			2	5,677	0	624	54.00					
2014	2014-660023698	MATZER, SHEILA BETH STRIPLIN			2	5,672	0	624	56.00					
2013	2013-660023698	MATZER, SHEILA BETH STRIPLIN			2	5,672	0	624	53.00					



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Lot Data - Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
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	



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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	/

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	

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	4,671
Site Improvements	2,000
Total Value	6,671 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	Cond	Year	Eff Age		
	0		0	0		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (6.25 x 320)	2,000		2,000	2,000



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			25.202	122	122	3,085	3,085
HC	HECTOR STONY SANDY LOAM	TMBR	20			12.377	36	36	446	446
LKC	LINKER FINE SANDY LOAM 3-	TMBR	51			12.422	92	92	1,140	1,140
TMBR Totals						50.000			4,671	4,671
Total Agland						50.000			4,671	4,671