



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:12:15  
Page 1

Assessment Data					Primary Image				
Account	660023796				No Image On File				
Parcel ID	22N15E-28-2-00000-000-0000								
Cadastral ID	28-22-15-01900								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	65024								
BATTLE, JOHN B									
17185 S RANCH RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size 74 - Acres							
Sec/Twn/Rng	28 / 22 / 15 / 2								
Neighborhood	6020 - UNPLATTED								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.36359476 -95.71824297									
Building Permits									
TR DESC COMM SW/C; N01.2704W 3971.28' TO POB; N01.2704W 1323 76'; N88.1343E 2639.60'; S01.2515E 1322.03'; S88.1128W 2638.90' TO POB LESS CANEY RIVER.									
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	THE RANCH AT CANEY RIVER LLC	10/08/2020	256,000	YES
					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	2021	Land Value	8,171	8,171	11%	899	Assessed	899	101.32
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	8,171	8,171	899	Total Taxable	899	101.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660023796	BATTLE, JOHN B	28	11,308	0	1,244	140.00		
2024	2024-660023796	BATTLE, JOHN B	28	11,308	0	1,244	143.00		
2023	2023-660023796	BATTLE, JOHN B	28	11,308	0	1,244	140.00		
2022	2022-660023796	BATTLE, JOHN B	28	11,308	0	1,244	140.00		
2021	2021-660023796	BATTLE, JOHN B	28	11,308	0	1,244	141.00		
2020	2020-660023796	BLEDSON, SAMMIE C TRUST	28	9,770	0	717	81.00		
2019	2019-660023796	BLEDSON, SAMMIE C TRUST	28	9,770	0	717	81.00		
2018	2018-660023796	BLEDSON, SAMMIE C TRUST	28	9,755	0	715	81.00		
2017	2017-660023796	BLEDSON, SAMMIE C TRUST	28	9,770	0	717	80.00		
2016	2016-660023796	BLEDSON, SAMMIE C TRUST	28	9,770	0	717	78.00		
2015	2015-660023796	BLEDSON, SAMMIE C TRUST	28	9,770	0	717	79.00		
2014	2014-660023796	BLEDSON, SAMMIE C TRUST	28	9,755	0	715	77.00		
2013	2013-660023796	BLEDSON, SAMMIE C TRUST	28	9,755	0	715	77.00		



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 Time 08:12:15  
 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								
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	8,171			
				Site Improvements				
				Total Value	8,171 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Date 04/18/2026  
Time 08:12:16  
Page 3

### Agland Inventory

660023796

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	TMBR	58			50.546	104	104	5,277	5,277
VE	VERDIGRIS CLAY LOAM	TMBR	90			12.412	162	162	2,011	2,011
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			10.442	85	85	883	883
W	WATER	TMBR	0			.600	0	0	0	0
<b>TMBR Totals</b>						74.000			8,171	8,171
<b>Total Agland</b>						74.000			8,171	8,171