



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:14:18  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027277 <b>Parcel ID</b> 000000-00-0-00831-008-0019 <b>Cadastral ID</b> 31-22-15-03590 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 322209 CASSELL, RONALD LEE & GRACE ANN-TRUSTEES  18197 S RANCH RD CLAREMORE OK 73019-0000  <b>Parcel Location</b> <b>Situs</b> 18197 S RANCH RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0019 / 0008 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 31 / 22 / 15 / 5 <b>Neighborhood</b> 1132 - R-V04-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.34614400 -95.74482851																																																																																																																									
<b>Legal Description</b> LOT 19 BLOCK 8 TRAILS END ESTATES					<b>Building Permits</b> <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>R18 000338</td> <td>R19- NEW 30X40 DTCH ACC BLDG</td> <td>10/2018</td> <td>12/2018</td> <td>14,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000338	R19- NEW 30X40 DTCH ACC BLDG	10/2018	12/2018	14,000																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
R18 000338	R19- NEW 30X40 DTCH ACC BLDG	10/2018	12/2018	14,000																																																																																																																					
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2653/759</td> <td>22 SHERIDAN LLC</td> <td>08/10/2017</td> <td>263,000</td> <td>YES</td> </tr> <tr> <td>2433/880</td> <td>MCCAFFERTY, JASON S &amp;</td> <td>10/16/2014</td> <td>245,000</td> <td>YES</td> </tr> <tr> <td>1316/189</td> <td>BOYS OF OKLAHOMA-CONSTRUCTIC</td> <td>08/27/2001</td> <td>150,000</td> <td>YES</td> </tr> <tr> <td>1262/323</td> <td>SOKOLOSKY, D M &amp;</td> <td>12/18/2000</td> <td>33,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2653/759	22 SHERIDAN LLC	08/10/2017	263,000	YES	2433/880	MCCAFFERTY, JASON S &	10/16/2014	245,000	YES	1316/189	BOYS OF OKLAHOMA-CONSTRUCTIC	08/27/2001	150,000	YES	1262/323	SOKOLOSKY, D M &	12/18/2000	33,000	No																																																																								
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2653/759	22 SHERIDAN LLC	08/10/2017	263,000	YES																																																																																																																					
2433/880	MCCAFFERTY, JASON S &	10/16/2014	245,000	YES																																																																																																																					
1316/189	BOYS OF OKLAHOMA-CONSTRUCTIC	08/27/2001	150,000	YES																																																																																																																					
1262/323	SOKOLOSKY, D M &	12/18/2000	33,000	No																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>112.698</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2018</td> <td>Land Value</td> <td>55,608</td> <td>41,425</td> <td>11%</td> <td>4,557</td> <td>Assessed</td> <td>31,727 3,575.57</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>315,495</td> <td>247,007</td> <td></td> <td>27,170</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -102.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>371,103</td> <td>288,432</td> <td></td> <td>31,727</td> <td>Total Taxable</td> <td>30,727 3,474.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2018	Land Value	55,608	41,425	11%	4,557	Assessed	31,727 3,575.57	Year Frozen	0	Improvements	315,495	247,007		27,170	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -102.00	TIF Project ID	0	Total Value	371,103	288,432		31,727	Total Taxable	30,727 3,474.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax																																																																																																																	
Remove Cap	2018	Land Value	55,608	41,425	11%	4,557	Assessed	31,727 3,575.57																																																																																																																	
Year Frozen	0	Improvements	315,495	247,007		27,170	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -102.00																																																																																																																	
TIF Project ID	0	Total Value	371,103	288,432		31,727	Total Taxable	30,727 3,474.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660027277</td><td>CASSELL, RONALD LEE &amp;</td><td>28</td><td>360,767</td><td>1000</td><td>29,804</td><td>3,370.00</td></tr> <tr><td>2024</td><td>2024-660027277</td><td>CASSELL, RONALD LEE &amp;</td><td>28</td><td>343,454</td><td>1000</td><td>28,906</td><td>3,324.00</td></tr> <tr><td>2023</td><td>2023-660027277</td><td>CASSELL, RONALD LEE &amp;</td><td>28</td><td>285,694</td><td>1000</td><td>28,035</td><td>3,172.00</td></tr> <tr><td>2022</td><td>2022-660027277</td><td>CASSELL, RONALD LEE &amp;</td><td>28</td><td>278,825</td><td>1000</td><td>27,190</td><td>3,059.00</td></tr> <tr><td>2021</td><td>2021-660027277</td><td>CASSELL, RONALD LEE &amp;</td><td>28</td><td>256,403</td><td>1000</td><td>26,369</td><td>3,007.00</td></tr> <tr><td>2020</td><td>2020-660027277</td><td>CASSELL, RONALD LEE &amp;</td><td>28</td><td>244,446</td><td>1000</td><td>25,572</td><td>2,922.00</td></tr> <tr><td>2019</td><td>2019-660027277</td><td>CASSELL, RONALD LEE &amp;</td><td>28</td><td>234,525</td><td>1000</td><td>24,798</td><td>2,807.00</td></tr> <tr><td>2018</td><td>2018-660027277</td><td>CASSELL, RONALD LEE &amp;</td><td>28</td><td>265,774</td><td>1000</td><td>28,235</td><td>3,224.00</td></tr> <tr><td>2017</td><td>2017-660027277</td><td>CASSELL, RONALD LEE &amp;</td><td>28</td><td>265,183</td><td>0</td><td>29,170</td><td>3,271.00</td></tr> <tr><td>2016</td><td>2016-660027277</td><td>22 SHERIDAN LLC</td><td>28</td><td>258,498</td><td>0</td><td>28,435</td><td>3,119.00</td></tr> <tr><td>2015</td><td>2015-660027277</td><td>22 SHERIDAN LLC</td><td>28</td><td>246,856</td><td>0</td><td>27,154</td><td>3,009.00</td></tr> <tr><td>2014</td><td>2014-660027277</td><td>MCCAFFERTY, JASON S &amp;</td><td>28</td><td>288,653</td><td>1000</td><td>18,458</td><td>2,006.00</td></tr> <tr><td>2013</td><td>2013-660027277</td><td>MCCAFFERTY, JASON S &amp;</td><td>28</td><td>271,534</td><td>1000</td><td>17,892</td><td>1,941.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660027277	CASSELL, RONALD LEE &	28	360,767	1000	29,804	3,370.00	2024	2024-660027277	CASSELL, RONALD LEE &	28	343,454	1000	28,906	3,324.00	2023	2023-660027277	CASSELL, RONALD LEE &	28	285,694	1000	28,035	3,172.00	2022	2022-660027277	CASSELL, RONALD LEE &	28	278,825	1000	27,190	3,059.00	2021	2021-660027277	CASSELL, RONALD LEE &	28	256,403	1000	26,369	3,007.00	2020	2020-660027277	CASSELL, RONALD LEE &	28	244,446	1000	25,572	2,922.00	2019	2019-660027277	CASSELL, RONALD LEE &	28	234,525	1000	24,798	2,807.00	2018	2018-660027277	CASSELL, RONALD LEE &	28	265,774	1000	28,235	3,224.00	2017	2017-660027277	CASSELL, RONALD LEE &	28	265,183	0	29,170	3,271.00	2016	2016-660027277	22 SHERIDAN LLC	28	258,498	0	28,435	3,119.00	2015	2015-660027277	22 SHERIDAN LLC	28	246,856	0	27,154	3,009.00	2014	2014-660027277	MCCAFFERTY, JASON S &	28	288,653	1000	18,458	2,006.00	2013	2013-660027277	MCCAFFERTY, JASON S &	28	271,534	1000	17,892	1,941.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660027277	CASSELL, RONALD LEE &	28	360,767	1000	29,804	3,370.00																																																																																																																		
2024	2024-660027277	CASSELL, RONALD LEE &	28	343,454	1000	28,906	3,324.00																																																																																																																		
2023	2023-660027277	CASSELL, RONALD LEE &	28	285,694	1000	28,035	3,172.00																																																																																																																		
2022	2022-660027277	CASSELL, RONALD LEE &	28	278,825	1000	27,190	3,059.00																																																																																																																		
2021	2021-660027277	CASSELL, RONALD LEE &	28	256,403	1000	26,369	3,007.00																																																																																																																		
2020	2020-660027277	CASSELL, RONALD LEE &	28	244,446	1000	25,572	2,922.00																																																																																																																		
2019	2019-660027277	CASSELL, RONALD LEE &	28	234,525	1000	24,798	2,807.00																																																																																																																		
2018	2018-660027277	CASSELL, RONALD LEE &	28	265,774	1000	28,235	3,224.00																																																																																																																		
2017	2017-660027277	CASSELL, RONALD LEE &	28	265,183	0	29,170	3,271.00																																																																																																																		
2016	2016-660027277	22 SHERIDAN LLC	28	258,498	0	28,435	3,119.00																																																																																																																		
2015	2015-660027277	22 SHERIDAN LLC	28	246,856	0	27,154	3,009.00																																																																																																																		
2014	2014-660027277	MCCAFFERTY, JASON S &	28	288,653	1000	18,458	2,006.00																																																																																																																		
2013	2013-660027277	MCCAFFERTY, JASON S &	28	271,534	1000	17,892	1,941.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:14:18  
 Page 2

Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	46821		
Non-Ag Acres	1.0409		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	45,341.00 x 1.23 = 55,608		
Factor Value			
Adjustments	1.0000		
Lot Value	55,608		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,316 / 2,632
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,316
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	376,926 143.21 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	381,120 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	255,590
Lot Value	55,608
Indicated Value	311,198 118.24 Per SqFt
Agland Value	
Site Improvements	59,905
Total Value	371,103 141.00 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	92.23	Total Misc Impr	+	3,036
Roofing Adj	+ 2.93	Garage Cost	+	18,753
Subfloor Adj	+ -1.91	Total RCN	=	327,680
Heat/Cool Adj	+ 14.47	Depreciation ( 22%)	-	72,090
Plumbing Adj	+ 8.50	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	255,590
Adj Base Cost	= 116.22	Lot Value	+	55,608
Total Area	x 2,632	Indicated Value	=	311,198
Adjusted Cost	= 305,891	Value Per SqFt		118.24

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65813	104		104	29.19		3,036



# Rogers

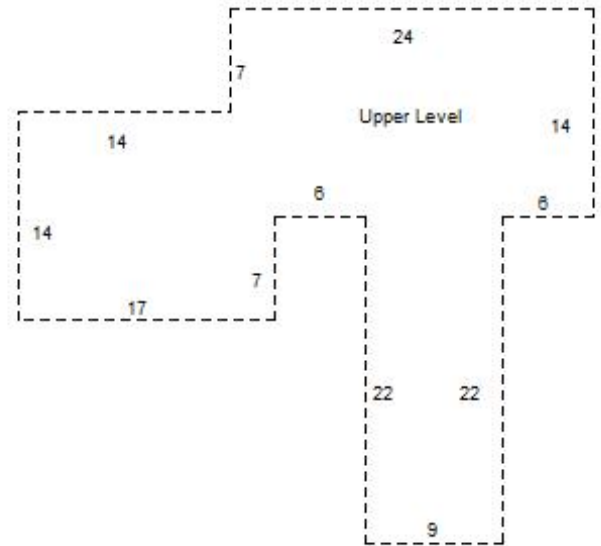
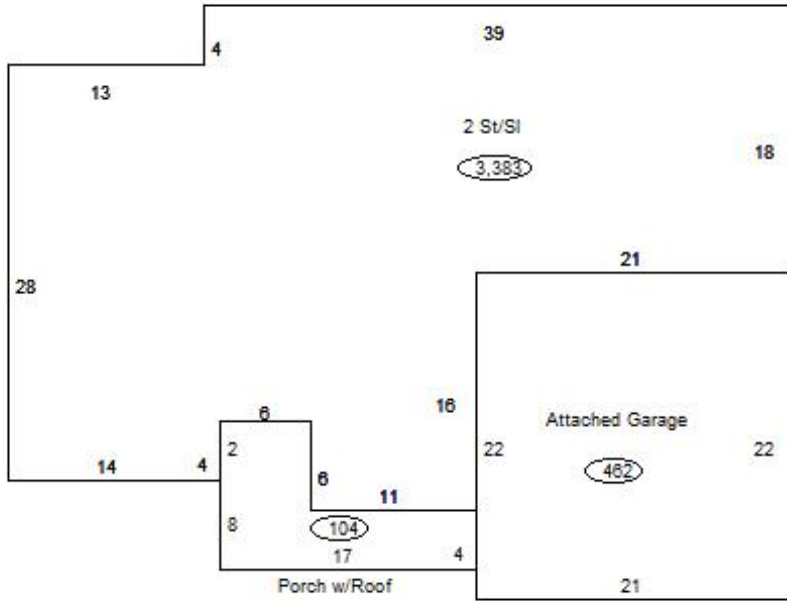
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:14:18  
 Page 3

Sketch Image

660027277



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,316	2.000	2,632
2	U	^UL		13	Upper Level	1,316	1.000	1,316
3	G	1		13	Attached Garage	462	1.000	462
4	M	PRCH		13	SLBC	104	1.000	104
<b>Total Building Area</b>						1,316		2,632



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:14:18  
 Page 4

660027277

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x0			900
	Qual 2	Cond 3	Year 2018	Eff Age	6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (32.93 x 900)	29,637		29,637	3,260	26,377
	LNT0	LEAN TO - ATTACHED	30x10x0			300
	Qual 3	Cond 3	Year 2018	Eff Age	6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.50 x 300)	2,850		2,850	1,055	1,795
	LT	LEAN-TO	0x0x0			240
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 240)	701		701	35	666
	STF	STG FAIR	0x0x0			240
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 240)	1,123		1,123	56	1,067
	SG	SWIM-GUNITE				1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)	30,000		30,000		30,000