



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:00:53
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Assessment Data					Primary Image																																																																																																																				
Account 660027785 Parcel ID 22N15E-32-4-00000-000-0000 Cadastral ID 32-22-15-00900 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 306042 MUDDY BOTTOM RANCH LLC 5603 E 470 RD CLAREMORE OK 74019-0000 Parcel Location Situs 05561 E 470 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 32 / 22 / 15 / 4 Neighborhood 6060 - UNPLATTED School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34102919 -95.73015632																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,496 / 2,696
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,496
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

Cost Approach				Manual : 01/2025			
Base Cost	100.38	Total Misc Impr	+ 16,837	Garage Cost	+ 20,327	Total RCN	= 363,245
Roofing Adj	+ 4.17	Depreciation (45%)	- 163,460	Lump Sums	+ 0	RCNLD	= 199,785
Subfloor Adj	+ -2.00	Lot Value	+ 199,785	Indicated Value	= 199,785	Value Per SqFt	74.10
Heat/Cool Adj	+ 12.64						
Plumbing Adj	+ 5.76						
Basement Adj	+ 0.00						
Adj Base Cost	= 120.95						
Total Area	x 2,696						
Adjusted Cost	= 326,081						

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,785		
Lot Value			
Indicated Value	199,785	74.10	Per SqFt
Agland Value	1,020		
Site Improvements			
Total Value	200,805	74.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	67133	34x8		272	26.08		7,094
PATO	SLAB PORCH - OPEN	67134	24x20		480	8.60		4,128



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Agland Inventory

660027785

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	9.000	108	108	972	972
RS	ROUGH STONY LAND	NTV PST	20		0	1.000	48	48	48	48
NTV PST Totals						10.000			1,020	1,020
Total Agland						10.000			1,020	1,020