




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 660027786 Parcel ID 22N15E-32-4-00000-000-0000 Cadastral ID 32-22-15-01000 Property Type REAL - Real Property Property Class RR 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 05593 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					 <p>\\tsclient\T\TOMMY DUNLAP\062722 (87)\IMG_0021.JPG 7/27/2022</p>														
Legal Description Lat/Long: 36.34101674 -95.72680272																			
W2 SW NE SE & E2 SE NW SE					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										
					2213/408	BRETT LIVING TRUST	10/31/2011	0	4										
					2188/218	WILLIAMS, GAIL R	08/05/2011	200,000	YES										
					2061/741	WILLIAMS, EVERETT S JR	10/01/2009	0	4										
					1812/388	WILLIAMS, GAIL R TRUSTEE	10/04/2006	0	4										
					904/49	ALLISON, LINDA LEE LOMAX	09/30/1992	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax										
Remove Cap	0	Land Value	152,464	112,235	11%	12,346	Assessed	31,775	3,580.98										
Year Frozen	0	Improvements	179,971	176,626		19,429	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	332,435	288,861		31,775	Total Taxable	31,775	3,581.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660027786	MUDDY BOTTOM RANCH LLC			28	329,244	0	30,261	3,410.00										
2024	2024-660027786	MUDDY BOTTOM RANCH LLC			28	340,530	0	28,820	3,300.00										
2023	2023-660027786	MUDDY BOTTOM RANCH LLC			28	249,530	0	27,449	3,092.00										
2022	2022-660027786	MUDDY BOTTOM RANCH LLC			28	249,589	0	27,455	3,074.00										
2021	2021-660027786	MUDDY BOTTOM RANCH LLC			28	256,986	0	27,941	3,171.00										
2020	2020-660027786	MUDDY BOTTOM RANCH LLC			28	249,985	0	26,611	3,027.00										
2019	2019-660027786	MUDDY BOTTOM RANCH LLC			28	230,395	0	25,344	2,854.00										
2018	2018-660027786	MUDDY BOTTOM RANCH LLC			28	232,170	0	25,539	2,904.00										
2017	2017-660027786	MUDDY BOTTOM RANCH LLC			28	230,508	0	25,356	2,843.00										
2016	2016-660027786	MUDDY BOTTOM RANCH LLC			28	225,906	0	24,850	2,726.00										
2015	2015-660027786	MUDDY BOTTOM RANCH LLC			28	221,119	0	24,323	2,695.00										
2014	2014-660027786	MUDDY BOTTOM RANCH LLC			28	224,381	0	24,616	2,657.00										
2013	2013-660027786	MUDDY BOTTOM RANCH LLC			28	214,769	0	23,444	2,524.00										




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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	10.0004	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	435,616.00 x .35 = 152,464	
Factor Value		
Adjustments	1.0000	
Lot Value	152,464	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	2,248 / 2,248
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,248
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	241,050	107.23	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.84	Total Misc Impr	+	12,557			
Roofing Adj	+ 4.58	Garage Cost	+	16,032			
Subfloor Adj	+ -2.19	Total RCN	=	313,568			
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	141,106			
Plumbing Adj	+ 6.90	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	172,462			
Adj Base Cost	= 126.77	Lot Value	+	152,464			
Total Area	x 2,248	Indicated Value	=	324,926			
Adjusted Cost	= 284,979	Value Per SqFt		144.54			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,462		
Lot Value	152,464		
Indicated Value	324,926	144.54	Per SqFt
Agland Value			
Site Improvements	7,509		
Total Value	332,435	147.88	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
PATO	SLAB PORCH - OPEN	67138	16x12		192	10.63		2,041
PRCH	SLAB PORCH - COVERED	67139	186		186	26.35		4,901



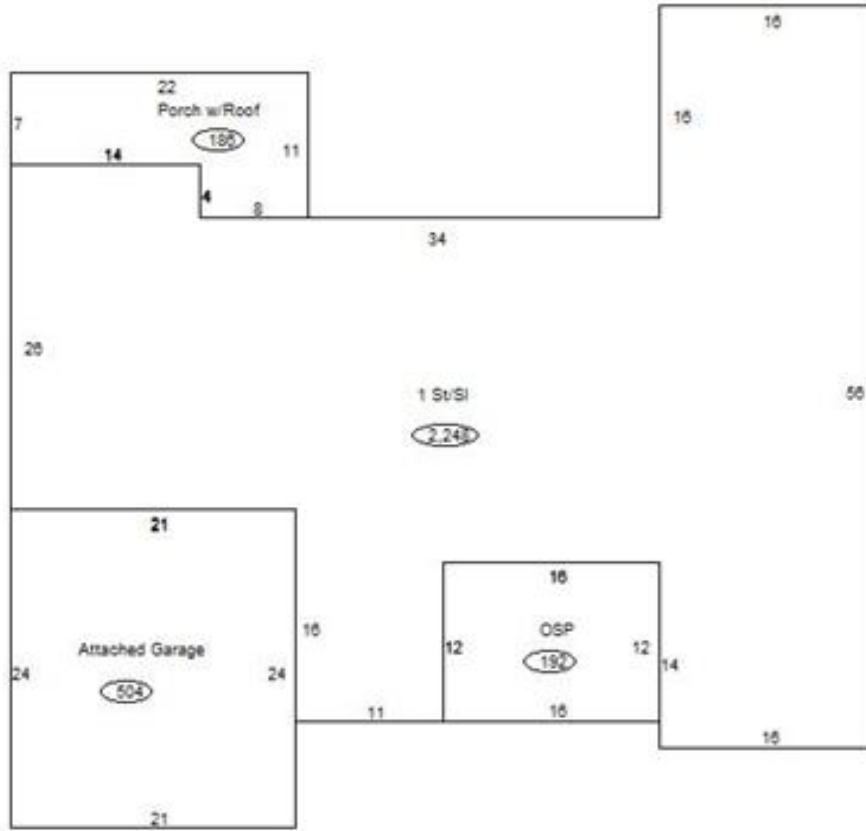
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,248	1.000	2,248
2	G	1		13	Attached Garage	504	1.000	504
3	M	PATO		13	Open Slab	192	1.000	192
4	M	PRCH		13	SLBC	186	1.000	186
Total Building Area						2,248		2,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,368
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD
Base Cost (9.98 x 1,368)		13,653	13,653	6,144		7,509