



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 09:45:18
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Assessment Data					Primary Image									
Account	660029843				No Image On File									
Parcel ID	24N14E-34-2-00000-000-0000													
Cadastral ID	34-24-14-00500													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	208544													
COBBS RANCH LLC														
32987 N 4030 RD RAMONA OK 74061-0000														
Parcel Location														
Situs														
Subdivision														
Lot/Block	/	Parcel Size 20 - Acres												
Sec/Twn/Rng	34 / 24 / 14 / 2													
Neighborhood	4040 - TALALA AREA WEST OF LAKE													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.52327506 -95.81117323														
Building Permits														
W2 NW NW														
<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					
					843/416				0 No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	0	Land Value 1,962	1,962	11%	216	Assessed	216	23.37						
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 1,962	1,962		216	Total Taxable	216	23.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660029843	COBBS RANCH LLC	10	1,962	0	216	23.00							
2024	2024-660029843	COBBS RANCH LLC	10	1,962	0	216	23.00							
2023	2023-660029843	COBBS RANCH LLC	10	1,962	0	216	22.00							
2022	2022-660029843	COBBS RANCH LLC	10	1,962	0	216	22.00							
2021	2021-660029843	COBBS RANCH LLC	10	1,962	0	216	23.00							
2020	2020-660029843	COBBS RANCH LLC	10	1,962	0	216	23.00							
2019	2019-660029843	COBBS RANCH LLC	10	1,962	0	216	22.00							
2018	2018-660029843	BURNS, ELMER R TRUSTEE & ETAL	10	1,964	0	216	23.00							
2017	2017-660029843	BURNS, ELMER R TRUSTEE & ETAL	10	1,962	0	216	25.00							
2016	2016-660029843	BURNS, ELMER R TRUSTEE & ETAL	10	1,962	0	216	22.00							
2015	2015-660029843	BURNS, ELMER R TRUSTEE & ETAL	10	1,962	0	216	21.00							
2014	2014-660029843	BURNS, ELMER R TRUSTEE & ETAL	10	1,964	0	216	22.00							
2013	2013-660029843	BURNS, ELMER R TRUSTEE & ETAL	10	1,964	0	216	20.00							



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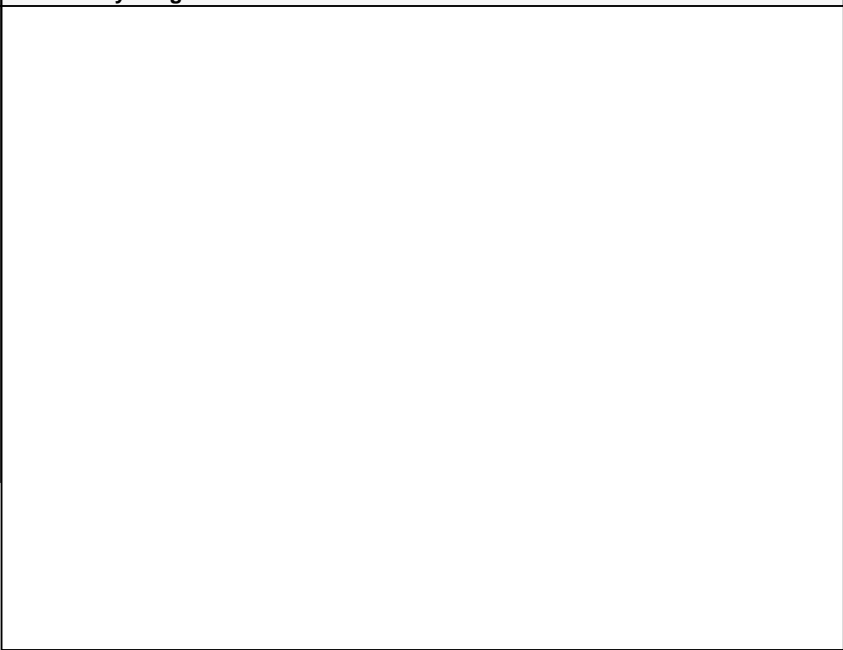
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Units Buildable - TALALA AREA WEST OF LAKE (UNITS BUILDABL

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
 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	+	
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	=	
Adj Base Cost	= 0.00	Lot Value	+	
Total Area	x	Indicated Value	=	
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	1,962		
Site Improvements			
Total Value	1,962	0.00	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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Agland Inventory

660029843

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CO	COLLINSVILLE STONY LOAM	NTV PST	22		0	12.000	53	53	634	634
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69		166	8.000	166	166	1,328	1,328
NTV PST Totals						20.000			1,962	1,962
Total Agland						20.000			1,962	1,962