



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	660093627								
Parcel ID	22N15E-25-1-00000-000-0000								
Cadastral ID	25-22-15-00111								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	305205								
DOUBLE G RANCH, LLC									
8994 E 450 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	17250 S OLD HWY 88								
Subdivision									
Lot/Block	/	Parcel Size	147.86 - Acres						
Sec/Twn/Rng	25 / 22 / 15 / 1								
Neighborhood	6080 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.36172040 -95.65514880									
NE LESS & EXCEPT TR DESC AS COMM NE/C NE; S01-24-19E ALG E/L 744.28'; S88-35-41W 800.95' TO POB; S01-19-45E 785.95'; S89-39-23W 71.46'; S72-38-06W 9.70'; S60-01-41W 419.68'; N02-18-44E 442.23'; N89 44-42W 294.29'; N01-19-53W 539.06'; N88-40-03E 715.20' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R13	R13-NEW STRUCTURE	01/2012	08/2012						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2158/138	GLOVER REAL ESTATE LLC	02/15/2011	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	29,248	28,331	11%	3,116	Assessed	68,647 7,426.34	
Year Frozen	0	Improvements	762,237	595,736		65,531	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	791,485	624,067		68,647	Total Taxable	68,647 7,426.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093627	DOUBLE G RANCH, LLC	10	666,578	0	66,649	7,210.00		
2024	2024-660093627	DOUBLE G RANCH, LLC	10	606,912	0	64,708	6,777.00		
2023	2023-660093627	DOUBLE G RANCH, LLC	10	571,111	0	62,822	6,533.00		
2022	2022-660093627	DOUBLE G RANCH, LLC	10	571,882	0	62,907	6,512.00		
2021	2021-660093627	DOUBLE G RANCH, LLC	10	581,036	0	63,471	6,617.00		
2020	2020-660093627	DOUBLE G RANCH, LLC	10	571,092	0	61,622	6,519.00		
2019	2019-660093627	DOUBLE G RANCH, LLC	10	543,883	0	59,827	6,209.00		
2018	2018-660093627	DOUBLE G RANCH, LLC	10	567,079	0	62,379	6,698.00		
2017	2017-660093627	DOUBLE G RANCH, LLC	10	553,529	0	60,888	6,924.00		
2016	2016-660093627	DOUBLE G RANCH, LLC	10	547,398	0	60,214	6,235.00		
2015	2015-660093627	DOUBLE G RANCH, LLC	10	536,268	0	58,990	5,779.00		
2014	2014-660093627	DOUBLE G RANCH, LLC	10	560,151	0	59,256	5,797.00		
2013	2013-660093627	DOUBLE G RANCH, LLC	10	545,061	0	57,530	5,443.00		



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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	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,100 / 2,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,100
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	3,780 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

Cost Approach		Manual : 01/2025	
Base Cost	85.31	Total Misc Impr	+ 15,984
Roofing Adj	+ 4.63	Garage Cost	+ 96,995
Subfloor Adj	+ -1.06	Total RCN	= 337,805
Heat/Cool Adj	+ 11.47	Depreciation (15%)	- 50,671
Plumbing Adj	+ 6.71	Lump Sums	+ 10,890
Basement Adj	+ 0.00	RCNLD	= 298,024
Adj Base Cost	= 107.06	Lot Value	+ 298,024
Total Area	x 2,100	Indicated Value	= 298,024
Adjusted Cost	= 224,826	Value Per SqFt	141.92



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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	298,024		
Lot Value			
Indicated Value	298,024	141.92	Per SqFt
Agland Value	29,248		
Site Improvements	464,213		
Total Value	791,485	376.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112629	60x12		720	22.20		15,984
BARN	BARN	112631	60x30		1,800	9.03	33%	10,890



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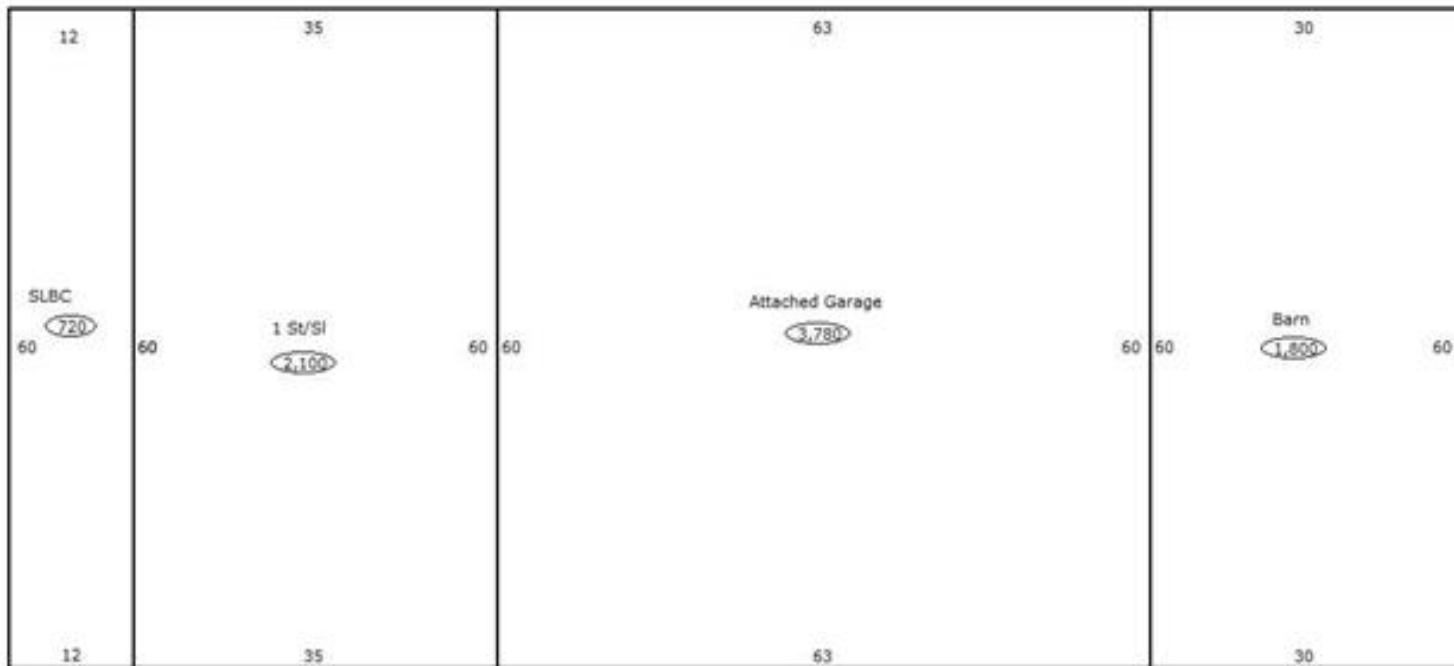
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Sketch Image

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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/Sl	2,100	1.000	2,100
2	M	PRCH		13	SLBC	720	1.000	720
3	G	1		13	Attached Garage	3,780	1.000	3,780
4	M	BARN		13	Barn	1,800	1.000	1,800
Total Building Area						2,100		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,800
	Qual 2	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (27.62 x 1,800) 49,716			49,716		49,716
	BARN	BARN	0x0x0			28,800
	Qual 3	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (7.13 x 28,800) 205,344			205,344		205,344
	BARN	BARN	0x0x0			2,550
	Qual 3	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (8.76 x 2,550) 22,338			22,338		22,338
	LT	LEAN-TO				525
	Qual 3	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 525) 1,533			1,533		1,533
	LT	LEAN-TO				288
	Qual 3	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 288) 841			841		841
	LT	LEAN-TO				288
	Qual 3	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 288) 841			841		841
	UTIL	SHOP BUILDING	0x0x0			7,200
	Qual 4	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (25.50 x 7,200) 183,600			183,600		183,600



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20			.910	36	36	33	33
TMBR Totals						0.910			33	33
SO	SOGN SOILS	NTV PST	15			7.545	36	36	272	272
NTV PST Totals						7.545			272	272
CMB	CLAREMORE SILT LOAM 0-3%	IMP PST	45			31.535	126	126	3,973	3,973
NAA	NEWTONIA SILT LOAM 0-1% S	IMP PST	93			22.178	260	260	5,775	5,775
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			85.693	224	224	19,195	19,195
IMP PST Totals						139.406			28,943	28,943
Total Agland						147.860			29,248	29,248