



# 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   | 660102993                  |                          |          | No Image On File |            |                  |               |             |      |
| Parcel ID   | 22N16E-17-2-00000-001-0000 |                          |          |                  |            |                  |               |             |      |
| Cadastral ID  | 17-22-16-00320             |                          |          |                  |            |                  |               |             |      |
| Property Type   | REAL - Real Property       |                          |          |                  |            |                  |               |             |      |
| Property Class  | RA                         | VI Area 1                |          |                  |            |                  |               |             |      |
| Tax Area  | 10 - OOLOGAH RURAL/NW FIRE |                          |          |                  |            |                  |               |             |      |
| Name ID   | 328333                     |                          |          |                  |            |                  |               |             |      |
| COX, STEPHEN M  |                            |                          |          |                  |            |                  |               |             |      |
| 20245 S RIVER RANCH ROAD EAST<br>CLAREMORE OK 74019-0000  |                            |                          |          |                  |            |                  |               |             |      |
| Parcel Location   |                            |                          |          |                  |            |                  |               |             |      |
| Situs   |                            |                          |          |                  |            |                  |               |             |      |
| Subdivision   |                            |                          |          |                  |            |                  |               |             |      |
| Lot/Block   | /                          | Parcel Size 7.36 - Acres |          |                  |            |                  |               |             |      |
| Sec/Twn/Rng   | 17 / 22 / 16 / 2           |                          |          |                  |            |                  |               |             |      |
| Neighborhood  | 6030 - UNPLATTED           |                          |          |                  |            |                  |               |             |      |
| School District   | S004 - OOLOGAH SCHOOLS     |                          |          |                  |            |                  |               |             |      |
| Legal Description Lat/Long: 36.39327649 -95.63160766  |                            |                          |          |                  |            |                  |               |             |      |
| ONLY THAT PT IN THE NW NW NW SEC 17-22-16 CONTAINED IN THE FOLLOWING DESCRIPTION 2019-008753 AS BEG SE/C OF NW NW NW; N01.3353W 280.80'; N39.2919W 51.15'; CURVE LEFT RAD 2784.83' ARC DIST 786.56' CHORD BEARING N47.3457W CHORD DIST 783.95'; S01.4322E 208.27'; S01.3652E 61.24; S01.3652E 400'; S09.4108W |                            |                          |          |                  |            |                  |               |             |      |
| Building Permits  |                            |                          |          |                  |            |                  |               |             |      |
| Number  | Description                | Opened                   | Closed   | Amount           |            |                  |               |             |      |
| R20   | R22- SPLIT                 | 09/2019                  | 12/2021  |                  |            |                  |               |             |      |
| Exemptions  |                            |                          |          |                  |            |                  |               |             |      |
| Sale History  |                            |                          |          |                  |            |                  |               |             |      |
| Code  | Type                       | Active                   | Maximum  | Exemption        | Bk/Pg      | Grantor          | Date          | Price       | Code |
|   |                            |                          |          |                  | /          | FREEBY RANCH LLC | 06/26/2019    | 116,500     | WG   |
| Parcel Valuation  |                            |                          |          |                  |            |                  |               |             |      |
| Source  | REAL                       | Fair Cash                | Capped   | Asmnt Level      | Assessed   | Levy Rate        | 108.182       | Current Tax |      |
| Remove Cap  | 2020                       | Land Value               | 751      | 751              | 11%        | 83               | Assessed      | 83          | 8.98 |
| Year Frozen   |                            | Improvements             | 0        | 0                |            | 0                | Penalty       | 0           |      |
| Uncapped Value  | 0                          | Mobile Home              | 0        | 0                |            | 0                | Exemption     | 0           | 0.00 |
| TIF Project ID  | 0                          | Total Value              | 751      | 751              |            | 83               | Total Taxable | 83          | 9.00 |
| Assessment History  |                            |                          |          |                  |            |                  |               |             |      |
| Tax Year  | Statement Number           | Billed Owner             | Tax Area | Total Value      | Exemptions | Taxable Value    | Billed Tax    |             |      |
| 2025  | 2025-660102993             | COX, STEPHEN M           | 10       | 751              | 0          | 83               | 9.00          |             |      |
| 2024  | 2024-660102993             | COX, STEPHEN M           | 10       | 751              | 0          | 83               | 9.00          |             |      |
| 2023  | 2023-660102993             | COX, STEPHEN M           | 10       | 751              | 0          | 83               | 8.00          |             |      |
| 2022  | 2022-660102993             | COX, STEPHEN M           | 10       | 751              | 0          | 83               | 8.00          |             |      |
| 2021  | 2021-660102993             | COX, STEPHEN M           | 10       | 751              | 0          | 83               | 9.00          |             |      |
| 2020  | 2020-660102993             | COX, STEPHEN M           | 10       | 751              | 0          | 83               | 9.00          |             |      |
| 2019  | 2019-660102993             | COX, STEPHEN M           | 10       | 746              | 0          | 82               | 8.00          |             |      |



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| Lot Data                          |              | Primary Image               |                               |      |       |           |      |       |
|-----------------------------------|--------------|-----------------------------|-------------------------------|------|-------|-----------|------|-------|
| Lot Size                          | -            |                             |                               |      |       |           |      |       |
| Lot Count                         |              |                             |                               |      |       |           |      |       |
| Units Buildable                   |              |                             |                               |      |       |           |      |       |
| Non-Ag Acres                      |              |                             |                               |      |       |           |      |       |
| Topography                        |              |                             |                               |      |       |           |      |       |
| Street Access                     |              |                             |                               |      |       |           |      |       |
| Utilities                         |              |                             |                               |      |       |           |      |       |
| Amenities                         | LAND QUALITY |                             |                               |      |       |           |      |       |
| Method                            |              |                             |                               |      |       |           |      |       |
| Base Lot Value                    |              |                             |                               |      |       |           |      |       |
| Factor Value                      |              | <b>GRM Approach</b>         |                               |      |       |           |      |       |
| Adjustments                       |              | GRM Code                    |                               |      |       |           |      |       |
| Lot Value                         |              | Gross Rent                  | 0.00                          |      |       |           |      |       |
| <b>Residential Data</b>           |              | Indicated Value             |                               |      |       |           |      |       |
| Type                              |              | <b>Multiple Regression</b>  |                               |      |       |           |      |       |
| Condition                         | -            | MRA Code                    |                               |      |       |           |      |       |
| Quality                           | -            | Adjusted R                  |                               |      |       |           |      |       |
| Architecture                      |              | Indicated Value             |                               |      |       |           |      |       |
| Style                             |              | <b>Direct Comparables</b>   |                               |      |       |           |      |       |
| Exterior Wall                     |              | Selection Model             | 1 Res                         |      |       |           |      |       |
| Base/Total Area                   | /            | Adjustment Model            | A2 AO Test                    |      |       |           |      |       |
| Style                             |              | Comparables                 |                               |      |       |           |      |       |
| HVAC                              |              | Indicated Value             |                               |      |       |           |      |       |
| Roof Cover                        |              | <b>Value Reconciliation</b> |                               |      |       |           |      |       |
| Area on Slab                      |              | Selected Approach           | Cost Approach                 |      |       |           |      |       |
| Fixture/RghIn                     | /            | Improvements                |                               |      |       |           |      |       |
| Bed/F/H Bath                      | / /          | Lot Value                   |                               |      |       |           |      |       |
| Basement Area                     |              | Indicated Value             | 0.00 Per SqFt                 |      |       |           |      |       |
| Garage Type                       |              | Agland Value                | 751                           |      |       |           |      |       |
| Remodel                           |              | Site Improvements           |                               |      |       |           |      |       |
| Year/Eff Age                      | /            | Total Value                 | 751 0.00 Total Value Per SqFt |      |       |           |      |       |
| <b>Cost Approach</b>              |              | <b>Manual : 01/2025</b>     |                               |      |       |           |      |       |
| Base Cost                         | 0.00         | Total Misc Impr             | + 0                           |      |       |           |      |       |
| Roofing Adj                       | + 0.00       | Garage Cost                 | + 0                           |      |       |           |      |       |
| 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                       | = 0                           |      |       |           |      |       |
| Adj Base Cost                     | = 0.00       | Lot Value                   | + 0                           |      |       |           |      |       |
| Total Area                        | x            | Indicated Value             | = 0                           |      |       |           |      |       |
| Adjusted Cost                     | = 0          | Value Per SqFt              | 0.00                          |      |       |           |      |       |
| <b>Miscellaneous Improvements</b> |              |                             |                               |      |       |           |      |       |
| Code                              | Description  | Sketch ID                   | Size                          | Year | Units | Unit Cost | Depr | Value |



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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 |
|-----------------------|---------------------------|----------|-----|----------|----------|-------|----------|----------|-----------|--------------|
| SO                    | SOGN SOILS                | TMBR     | 15  |          |          | 2.360 | 27       | 27       | 64        | 64           |
| SO                    | SOGN SOILS                | TMBR     | 15  |          |          | .150  | 27       | 27       | 4         | 4            |
| SUB                   | SUMMIT SILTY CLAY LOAM 1- | TMBR     | 78  |          |          | 1.000 | 140      | 140      | 140       | 140          |
| VF                    | VERDIGRIS SOILS FREQUENTL | TMBR     | 47  |          |          | 1.850 | 85       | 85       | 157       | 157          |
| <b>TMBR Totals</b>    |                           |          |     |          |          | 5.360 |          |          | 365       | 365          |
| CMB                   | CLAREMORE SILT LOAM 0-3%  | IMP PST  | 45  |          |          | 1.000 | 126      | 126      | 126       | 126          |
| NAA                   | NEWTONIA SILT LOAM 0-1% S | IMP PST  | 93  |          |          | 1.000 | 260      | 260      | 260       | 260          |
| <b>IMP PST Totals</b> |                           |          |     |          |          | 2.000 |          |          | 386       | 386          |
| <b>Total Agland</b>   |                           |          |     |          |          | 7.360 |          |          | 751       | 751          |