



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:00:02  
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Assessment Data				Primary Image					
Account	660103202			No Image On File					
Parcel ID	22N14E-34-2-00000-001-0000								
Cadastral ID	34-22-14-00110								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	27 - COLLINSVILLE/COLL FIRE								
Name ID	318284								
CROSS TIMBERS RANCH LLC									
5560 E 470 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	34 / 22 / 14 / 2								
Neighborhood	4010 - 22-14								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.34194600 -95.80776455				Building Permits					
N2 SW				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	HENDERSON, PHYLLIS A TRUSTEE &	09/20/2019	1,160,000	YES
					/	DEAN, PAUL	09/19/2019	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.120	Current Tax
Remove Cap	2020	Land Value	12,896	12,896	11%	1,419	Assessed	1,419	144.91
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	12,896	12,896		1,419	Total Taxable	1,419	145.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660103202	CROSS TIMBERS RANCH LLC			27	13,882	0	1,527	156.00
2024	2024-660103202	CROSS TIMBERS RANCH LLC			27	13,882	0	1,527	153.00
2023	2023-660103202	CROSS TIMBERS RANCH LLC			27	13,882	0	1,527	150.00
2022	2022-660103202	CROSS TIMBERS RANCH LLC			27	13,882	0	1,527	149.00
2021	2021-660103202	CROSS TIMBERS RANCH LLC			27	13,882	0	1,527	151.00
2020	2020-660103202	CROSS TIMBERS RANCH LLC			27	13,882	0	1,527	152.00
2019	2019-660103202	CROSS TIMBERS RANCH LLC			27	14,032	0	1,544	152.00



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Lot Data		Units-Buildable - 22-14 (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								
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	/							
Cost Approach		Manual : 01/2025						
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					
				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				
				Lot Value				
				Indicated Value	0.00 Per SqFt			
				Agland Value	12,896			
				Site Improvements				
				Total Value	12,896 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

660103202

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			9.988	54	54	539	539
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			45.254	168	168	7,603	7,603
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			24.759	192	192	4,754	4,754
<b>NTV PST Totals</b>						<b>80.000</b>			<b>12,896</b>	<b>12,896</b>
<b>Total Agland</b>						<b>80.000</b>			<b>12,896</b>	<b>12,896</b>