



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 660105266 Parcel ID 22N15E-20-4-00000-001-0000 Cadastral ID 20-22-15-01000 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 334816 TRIPLE R BAR RANCH LLC PO BOX 464 CLAREMORE OK 74018-0000 Parcel Location Situs 16375 S RANCH RD Subdivision Lot/Block / Parcel Size 297.91 - Acres Sec/Twn/Rng 20 / 22 / 15 / 4 Neighborhood 6020 - UNPLATTED School District S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\060622r (70)\IMG_0009.JPG 6/9/2022</p>																																																				
Legal Description Lat/Long: 36.37175891 -95.72717966 ONLY THAT PORTION OF UNPLATTED LAND CONTAINED IN SECTION 20-22-15 DESCRIBED ON 2021-008083.																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,632 / 1,632
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,632
Fixture/RghIn	5 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2022 / 3



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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	

Cost Approach				Manual : 01/2025			
Base Cost	102.57	Total Misc Impr	+ 27,619				
Roofing Adj	+ 5.23	Garage Cost	+ 0				
Subfloor Adj	+ -3.38	Total RCN	= 230,232				
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 6,907				
Plumbing Adj	+ 5.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 223,325				
Adj Base Cost	= 124.15	Lot Value	+ 0				
Total Area	x 1,632	Indicated Value	= 223,325				
Adjusted Cost	= 202,613	Value Per SqFt	136.84				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	223,325		
Lot Value			
Indicated Value	223,325	136.84	Per SqFt
Agland Value	24,489		
Site Improvements	31,503		
Total Value	502,642	307.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154419	12x12		144	29.03		4,180
PRCH	Slab Porch - Covered	154420	22x20		440	28.02		12,329
PATO	Slab Porch - Open	154421	788		788	9.69		7,636
ODFP	Outdoor Fireplace/Firepit			1	1	3,473.83		3,474



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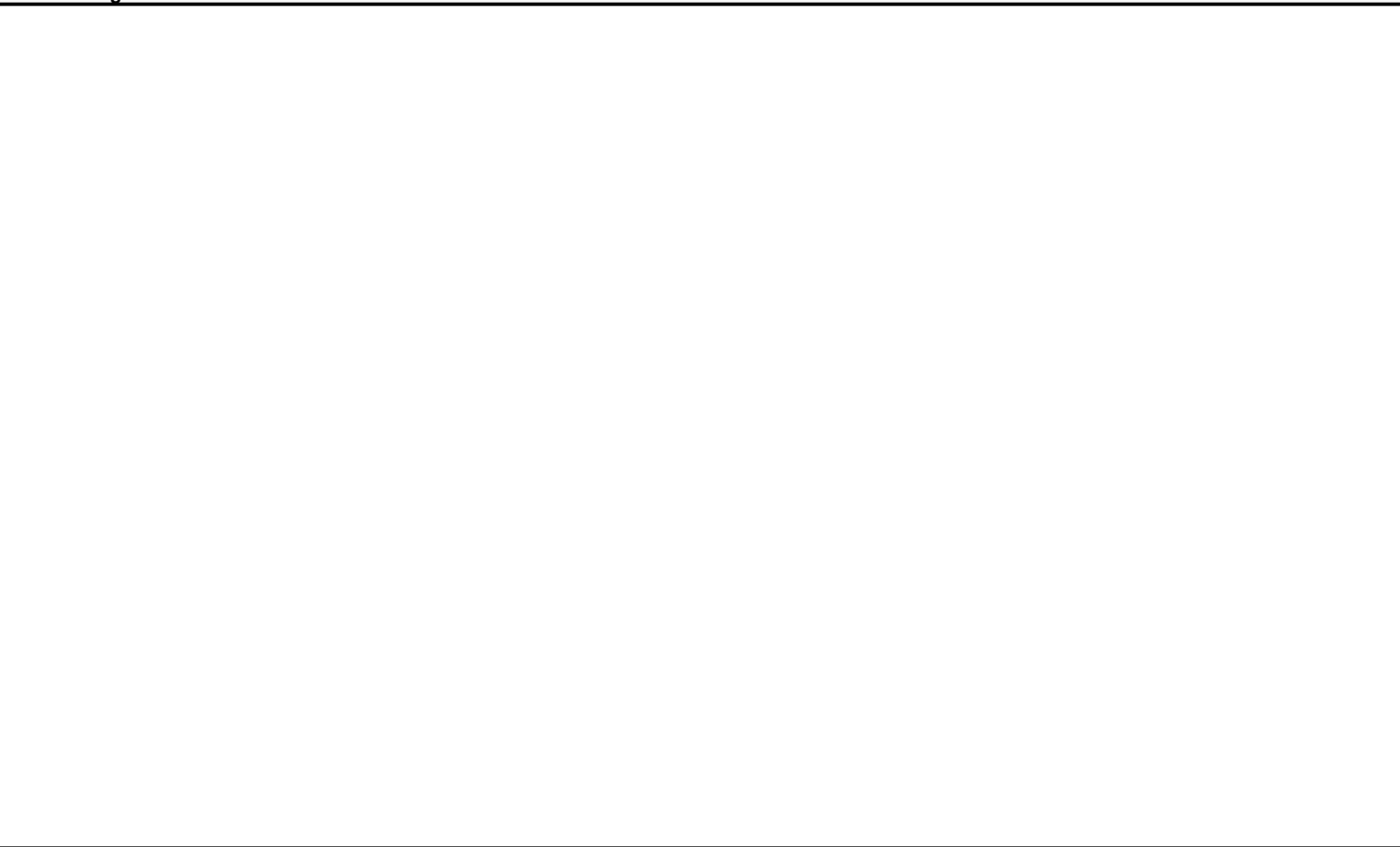
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,632	1.000	1,632
2	M	PRCH		20	SLBC	144	1.000	144
3	M	PRCH		20	SLBC	440	1.000	440
4	M	PATO		20	Open Slab	788	1.000	788
Total Building Area						1,632		1,632



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			4,080
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (8.09 x 4,080)		33,007		33,007	9,902	23,105
	LF	LOAFING SHED	0x0x0			768
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (4.26 x 768)		3,272		3,272	2,290	982
	ESP	Equip Shd Farm (Pole)	120x20x0			2,400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (6.18 x 2,400)		14,832		14,832	7,416	7,416



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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
OS	OSAGE CLAY	TMBR	58			19.160	104	104	2,000	2,000
SO	SOGN SOILS	NTV PST	15			155.130	36	36	5,585	5,585
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			41.682	187	187	7,803	7,803
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			64.626	121	121	7,794	7,794
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			15.450	85	85	1,307	1,307
W	WATER	TMBR	0			1.862	0	0	0	0
TMBR Totals						297.910			24,489	24,489
Total Agland						297.910			24,489	24,489