



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	660105303								
Parcel ID	22N15E-29-1-00000-000-0000								
Cadastral ID	29-22-15-00220								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	332916								
BATTLE, JOHN B & REGINA R									
17185 S RANCH RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	17185 S RANCH RD								
Subdivision									
Lot/Block	/	Parcel Size	25 - Acres						
Sec/Twn/Rng	29 / 22 / 15 / 1								
Neighborhood	6020 - UNPLATTED								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.36067499 -95.73343703									
TR DESC 2021-011490 AS COMM SE/C SW; N01.2341W 1324'; S88 5354W 450.77'; N01.0606W 1323.33'; N46.4802E 144.86' TO POB; N46 4557W 1300.62'; N33.2636E 898.90'; S41.3229E 1160.03'; S01.2341E 464.46'; S46.4802EW 450.51' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21	R23- SPLIT	08/2021	05/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	THE RANCH AT CANEY RIVER LLC	06/17/2021	337,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	
Remove Cap	2022	Land Value	675	675	11%	74	Assessed	63,127 7,114.29	
Year Frozen		Improvements	580,231	573,205		63,053	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -101.00	
TIF Project ID	0	Total Value	580,906	573,880		63,127	Total Taxable	62,127 7,013.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105303	BATTLE, JOHN B & REGINA R	28	557,166	1000	60,288	6,805.00		
2024	2024-660105303	BATTLE, JOHN B & REGINA R	28	589,492	1000	63,844	7,324.00		
2023	2023-660105303	BATTLE, JOHN B & REGINA R	28	675	0	74	8.00		
2022	2022-660105303	BATTLE, JOHN B & REGINA R	28	675	0	74	8.00		
2021	2021-660105303	BATTLE, JOHN B & REGINA R	28	675	0	74	8.00		



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Veneer, Stone
Base/Total Area	3,688 / 3,688
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,688
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 / 1.0
Basement Area	
Garage Type	725 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	580,231
Lot Value	
Indicated Value	580,231 157.33 Per SqFt
Agland Value	675
Site Improvements	
Total Value	580,906 157.51 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.26	Total Misc Impr	+ 37,298
Roofing Adj	+ 5.87	Garage Cost	+ 43,986
Subfloor Adj	+ -4.30	Total RCN	= 592,072
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 11,841
Plumbing Adj	+ 5.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 580,231
Adj Base Cost	= 138.50	Lot Value	+ 580,231
Total Area	x 3,688	Indicated Value	= 580,231
Adjusted Cost	= 510,788	Value Per SqFt	157.33

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157672	12x5		60	36.46		2,188
PRCH	Slab Porch - Covered	157673	31x17		527	34.46		18,160
FPR1	Fireplace - Residential 1 Story			1	1	7,721.18		7,721
ODFP	Outdoor Fireplace/Firepit			1	1	4,987.18		4,987
GENR	Generator - Residential Standby			1	1	4,242.00		4,242
SHLT	ABOVE GROUND			1	1	0.00		



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Agland Inventory

660105303

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	TMBR	15			6.000	27	27	162	162
SO	SOGN SOILS	TMBR	15			19.000	27	27	513	513
TMBR Totals						25.000			675	675
Total Agland						25.000			675	675