



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:24:59  
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Assessment Data					Primary Image																																																				
<b>Account</b> 660105307 <b>Parcel ID</b> 22N15E-30-1-00000-001-0000 <b>Cadastral ID</b> 30-22-15-00310 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 349417 LOCKHART, CHARLES & MELISSA L CO-TRUSTEES LOCKHART REVOC LIV TRUST 17830 S RANCH RD CLAREMORE OK 74019-0000																																																									
<b>Parcel Location</b> <b>Situs</b> 17830 S RANCH RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 33.85 - Acres <b>Sec/Twn/Rng</b> 30 / 22 / 15 / 1 <b>Neighborhood</b> 6020 - UNPLATTED <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																									
<b>Legal Description</b> Lat/Long: 36.35711195 -95.74230855 TR DESCRIBED IN 2021-009029 AND BEING ONLY THAT PORTION OF LAND CONTAINED IN THE RESPECTIVE SECTIONS OF LAND IN 29 & 30 OF T22NR15E SAID TRACT SPANNING SAID TWO SECTIONS IS DESCRIBED IN WHOLE AS COMM SW/C SE OF SECTION 30; N89.04 46E 1437.04'; N07.2902E 185.71'; CURVE RIGHT RAD 500 CENT ANG 13.2328E CHORD BEAR					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R25</td> <td>NEW POOL</td> <td>01/2025</td> <td>07/2025</td> <td></td> </tr> <tr> <td>R24</td> <td>R25 NEW SFR 1932 SQ FT</td> <td>02/2024</td> <td>01/2025</td> <td></td> </tr> <tr> <td>R21</td> <td>R23- SPLIT</td> <td>08/2021</td> <td>05/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25	NEW POOL	01/2025	07/2025		R24	R25 NEW SFR 1932 SQ FT	02/2024	01/2025		R21	R23- SPLIT	08/2021	05/2022																													
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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	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,712 / 4,712
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,712
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	756 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

Cost Approach		Manual : 01/2025	
Base Cost	94.26	Total Misc Impr	+ 7,721
Roofing Adj	+ 4.14	Garage Cost	+ 45,867
Subfloor Adj	+ -2.57	Total RCN	= 606,541
Heat/Cool Adj	+ 17.38	Depreciation ( 2%)	- 12,131
Plumbing Adj	+ 4.14	Lump Sums	+ 97,980
Basement Adj	+ 0.00	RCNLD	= 692,390
Adj Base Cost	= 117.35	Lot Value	+ 692,390
Total Area	x 4,712	Indicated Value	= 692,390
Adjusted Cost	= 552,953	Value Per SqFt	146.94

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	692,390		
Lot Value			
Indicated Value	692,390	146.94	Per SqFt
Agland Value	1,662		
Site Improvements	124,208		
Total Value	818,260	173.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	165792	1126		1,126	39.07		43,993
WODC	Wood Deck - Covered	165793	498		498	39.33		19,586
BALW	Balcony - Wood	165794	498		498	37.23		18,541
BALW	Balcony - Wood	165795	426		426	37.23		15,860
FPR1	Fireplace - Residential 1 Story		1	2024	1	7,721.18		7,721
SHLT	STORM SHELTER (AG)		1	2024	1	0.00		



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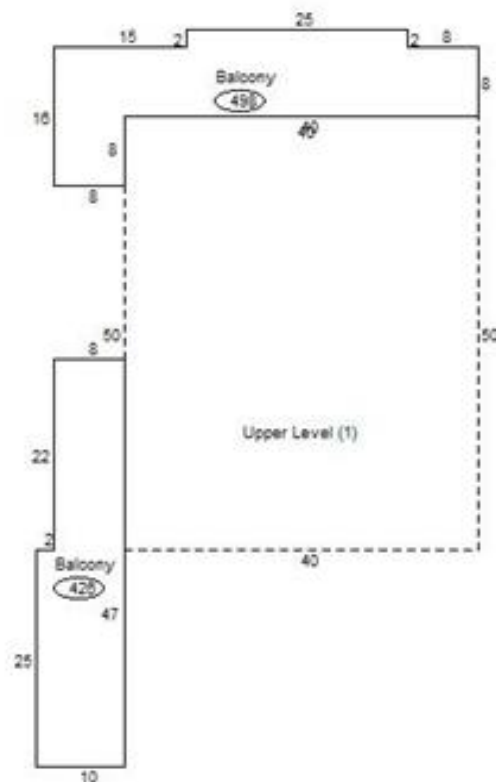
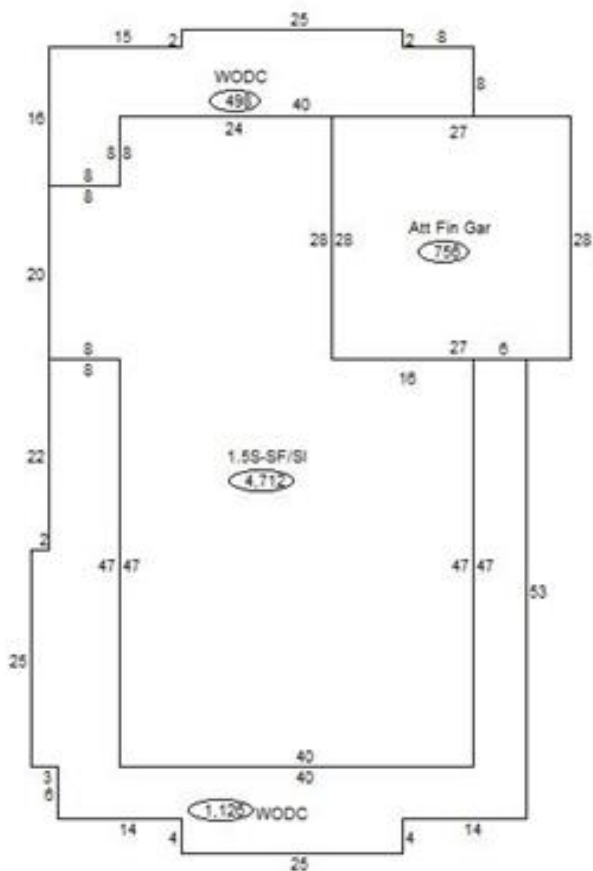
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,712	1.737	4,712
2	U	^UL		20	Upper Level (1)	2,000	1.000	2,000
3	G	5		20	Att Fin Gar	756	1.000	756
4	M	WODC		20	WODC	1,126	1.000	1,126
5	M	WODC		20	WODC	498	1.000	498
6	M	BALW		20	Balcony	498	1.000	498
7	M	BALW		20	Balcony	426	1.000	426
<b>Total Building Area</b>						<b>2,712</b>		<b>4,712</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x40x0	Concrete		800
	Qual	4	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	
	Base Cost (53.28 x 800)		42,624	42,624	2,131	40,493
	UTIL	Shop Building	40x60x15	Concrete	Formed Metal	2,400
	Qual	5	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	
	Base Cost (35.96 x 2,400)		86,304	86,304	2,589	83,715



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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			24.620	27	27	665	665
<b>TMBR Totals</b>						24.620			665	665
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			9.230	108	108	997	997
<b>NTV PST Totals</b>						9.230			997	997
<b>Total Agland</b>						33.850			1,662	1,662