



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:37:30
Page 1

Assessment Data					Primary Image																																																																
Account 660105902 Parcel ID 22N15E-29-1-00000-007-0000 Cadastral ID 29-22-15-00270 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 339474 MADISON, JAMES KELLY & BETH SELENE 17755 S RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 17755 S RANCH RD Subdivision Lot/Block / Parcel Size 8 - Acres Sec/Twn/Rng 29 / 22 / 15 / 1 Neighborhood 6020 - UNPLATTED School District S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\T\ROB STUFF\2024-1-11\IMG_0009.JPG 1/11/2024</p>																																																																
Legal Description Lat/Long: 36.35477174 -95.73919723 ONLY THAT PORTION CONTAINED IN SECTION 29 OF THE TR DESC 2021-015561 AS COMM SE/C SE SEC 30; N01.2436E 1211.38' TO POB; N61.1041W 460.56'; N55.2642E 388.52'; CURVE LEFT RADIUS 750' CENT ANG 06.5453 CHORD BEAR N51.5916E CHORD LENGTH 90.46' ARC DIST 90.51'; CURVE LEFT RAD 750' CENT ANG 10.0431 CHORD BEAR																																																																					
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Date 04/18/2026
 Time 10:37:30
 Page 2

Lot Data	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	65% Veneer, Masonry 35% Frame, Siding, Wood
Base/Total Area	3,223 / 3,508
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,223
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	910 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	533,519
Lot Value	
Indicated Value	533,519 152.09 Per SqFt
Agland Value	288
Site Improvements	121,920
Total Value	1,189,246 339.01 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.31	Total Misc Impr	+ 35,402
Roofing Adj	+ 5.49	Garage Cost	+ 55,210
Subfloor Adj	+ -3.96	Total RCN	= 544,407
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 10,888
Plumbing Adj	+ 7.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 533,519
Adj Base Cost	= 129.36	Lot Value	+ 533,519
Total Area	x 3,508	Indicated Value	= 533,519
Adjusted Cost	= 453,795	Value Per SqFt	152.09

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159299	165		165	35.89		5,922
PRCH	Slab Porch - Covered	159300	657		657	34.00		22,338
FPPF	Fireplace - Prefabricated			1 2023	1	7,141.75		7,142



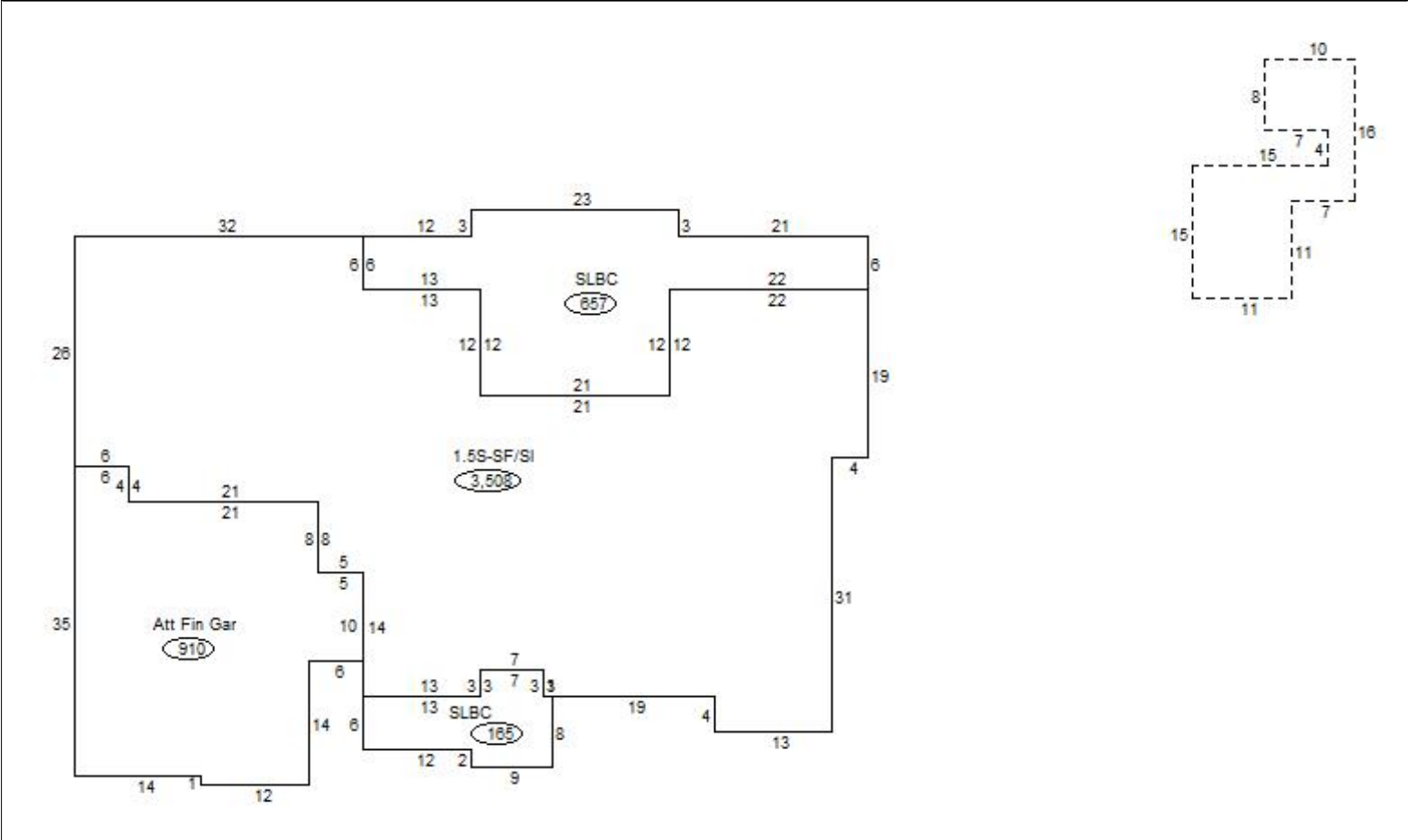
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 Page 3

Sketch Image

660105902



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	3,223	1.088	3,508
2	U	^UL		20	Upper Level (1)	285	1.000	285
3	G	5		20	Att Fin Gar	910	1.000	910
4	M	PRCH		20	SLBC	165	1.000	165
5	M	PRCH		20	SLBC	657	1.000	657
Total Building Area						3,223		3,508



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Page 4

660105902

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x60x16	Concrete	Formed Metal	3,000
	Qual	4	Cond 4	Year 2026	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (31.14 x 3,000)		93,420	93,420		93,420
	SG	SWIM-GUNITE	0x0x0			1
	Qual	6	Cond 6	Year 2023	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000	1,500	28,500



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Page 5

Agland Inventory

660105902

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20			2.677	36	36	96	96
SO	SOGN SOILS	NTV PST	15			5.323	36	36	192	192
NTV PST Totals						8.000			288	288
Total Agland						8.000			288	288