



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image					
Account	660106468								
Parcel ID	22N14E-25-2-00000-001-0000								
Cadastral ID	25-22-14-00310								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	336893								
GRUBB, JOSEPH D & KIMBERLY K									
18905 S 4150 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	14450 N RANCH RD								
Subdivision									
Lot/Block	/	Parcel Size	75.65 - Acres						
Sec/Twn/Rng	25 / 22 / 14 / 2								
Neighborhood	4010 - 22-14								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description	Lat/Long: 36.36303136 -95.76288357								
ONLY THAT PORTION OF LAND CONTAINED IN SECTION 25-T22N R14E AND WITHIN THE FOLLOWING TR DESC 2021-020106 AS BEG NW/C SEC 30-T22N-R15E; S59.5639E 98.81'; CURVE LEFT RAD 999.05 DELTA 023.45226 ARC 413.30 CHORD S10.2946W 410.43'; S01.2127E 1340.40'; N82.1355W 2669.54'; N01.2704W 389.02'; N215258E 739.55';				Building Permits					
				Number	Description	Opened	Closed	Amount	
				R22	R23- NEW BARN PER GW EMAIL	01/2022	10/2022		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	THE RANCH AT CANEY RIVER LLC	10/25/2021	876,500	21

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax
Remove Cap	2022	Land Value	9,769	9,769	11%	1,075	Assessed	45,048	5,076.82
Year Frozen		Improvements	443,553	399,752		43,973	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	453,322	409,521		45,048	Total Taxable	45,048	5,077.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106468	GRUBB, JOSEPH D & KIMBERLY K	28	417,904	0	43,736	4,929.00	
2024	2024-660106468	GRUBB, JOSEPH D & KIMBERLY K	28	387,890	0	42,668	4,885.00	
2023	2023-660106468	GRUBB, JOSEPH D & KIMBERLY K	28	377,360	0	41,509	4,675.00	
2022	2022-660106468	GRUBB, JOSEPH D & KIMBERLY K	28	14,417	0	1,586	178.00	



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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	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	3,200 / 3,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,200
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 4.0 /
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	85.53	Total Misc Impr	+ 15,327				
Roofing Adj	+ 4.74	Garage Cost	+ 0				
Subfloor Adj	+ -1.94	Total RCN	= 349,919				
Heat/Cool Adj	+ 12.64	Depreciation (3%)	- 10,498				
Plumbing Adj	+ 3.59	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 339,421				
Adj Base Cost	= 104.56	Lot Value	+ 0				
Total Area	x 3,200	Indicated Value	= 339,421				
Adjusted Cost	= 334,592	Value Per SqFt	106.07				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	339,421		
Lot Value			
Indicated Value	339,421	106.07	Per SqFt
Agland Value	9,769		
Site Improvements	104,132		
Total Value	792,743	247.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155678	40x8		320	25.93		8,298
PRCH	Slab Porch - Covered	155679	20x8		160	26.43		4,229
GENR	Generator - Residential Standby			1 2022	1	2,800.00		2,800



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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	13	1S-SF/SI	3,200	1.000	3,200
2	M	PRCH		13	SLBC	320	1.000	320
3	M	PRCH		13	SLBC	160	1.000	160
Total Building Area						3,200		3,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x80x12	Concrete	Formed Metal	3,200
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (26.40 x 3,200)		84,480	84,480	4,224	80,256
	PRCH	Slab Porch - Covered	40x20x10	Concrete	Formed Metal	800
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (24.74 x 800)		19,792	19,792	2,969	16,823
	PRCH	Slab Porch - Covered	8x40x10	Concrete	Formed Metal	320
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (25.93 x 320)		8,298	8,298	1,245	7,053



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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	NTV PST	15			22.449	36	36	808	808
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			36.066	187	187	6,752	6,752
VE	VERDIGRIS CLAY LOAM	TMBR	90			11.960	162	162	1,937	1,937
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			3.218	85	85	272	272
W	WATER	TMBR	0			1.958	0	0	0	0
TMBR Totals						75.650			9,769	9,769
Total Agland						75.650			9,769	9,769