



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:49:06
Page 1

Assessment Data					Primary Image				
Account	660106475				No Image On File				
Parcel ID	22N15E-19-1-00000-002-0000								
Cadastral ID	19-22-15-00420								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	336902								
SELLERS, JEROD DUANE & JESSICA LYNN									
4285 E CANEY RIVER RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	04285 E CANEY RIVER RD								
Subdivision									
Lot/Block	/	Parcel Size	80 - Acres						
Sec/Twn/Rng	19 / 22 / 15 / 1								
Neighborhood	6020 - UNPLATTED								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.37205172 -95.75394789									
TR DESC 2021-020364 AS COMM SE/C SEC; N01.1716W 1322.73' TO CENTERLINE OF RD DESC 2021-003843; S88.5145W 922.75'; CURVE LEFT RAD 7500 CENT ANG 09.2406 CHORD BEAR S84.0942W LENGTH 1229.29 ARC DIST 1230.67; S79.2739W 780.01' TO POB; S79 2739W 527.48'; CURVE LEFT RAD 3250 CENT ANG 04.0828 CHORD BEAR S77.2325W					Building Permits				
					Number	Description	Opened	Closed	Amount
	R25	NEW SFR	04/2025						
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	THE RANCH AT CANEY RIVER LLC	10/28/2021	432,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax
Remove Cap	2022	Land Value	7,181	7,181	11%	790	Assessed	790	89.03
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	7,181	7,181		790	Total Taxable	790	89.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106475	SELLERS, JEROD DUANE & JESSICA LYNN			28	8,718	0	959	108.00
2024	2024-660106475	SELLERS, JEROD DUANE & JESSICA LYNN			28	8,718	0	959	110.00
2023	2023-660106475	SELLERS, JEROD DUANE & JESSICA LYNN			28	8,718	0	959	108.00
2022	2022-660106475	SELLERS, JEROD DUANE & JESSICA LYNN			28	8,718	0	959	108.00



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 Page 2

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 Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /								
Cost Approach		Manual : 01/2025		GRM Approach				
Base Cost 0.00 Roofing Adj + 0.00 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 0.00 Basement Adj + 0.00 Adj Base Cost = 0.00 Total Area x Adjusted Cost = 0		Total Misc Impr + 0 Garage Cost + Total RCN = 0 Depreciation (0%) - 0 Lump Sums + 0 RCNLD = Lot Value + Indicated Value = Value Per SqFt 0.00		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				
				Value Reconciliation				
				Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Aground Value 7,181 Site Improvements Total Value 7,181 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Page 3

Agland Inventory

660106475

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			10.467	108	108	1,130	1,130
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			15.700	192	192	3,014	3,014
SO	SOGN SOILS	NTV PST	15			43.344	36	36	1,560	1,560
VE	VERDIGRIS CLAY LOAM	TMBR	90			7.623	162	162	1,235	1,235
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.866	85	85	242	242
TMBR Totals						80.000			7,181	7,181
Total Agland						80.000			7,181	7,181