



# 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	660106630								
Parcel ID	22N15E-29-1-00000-009-0000								
Cadastral ID	29-22-15-00290								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	4						
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	316288								
HARGROVE, NOLAN & TARA-TRUST									
17054 S RANCH RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	17054 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: 36.36475776 -95.73614400				Building Permits					
TR DESC 2022-003390 AS BEG NW/C SEC; N88.5325E 2647.62' TO CENTERLINE OF RD EA 2021-003843'; CURVE RIGHT RAD 750' CENTA ANG 01.0346E CHORD BEAR S49.1957W CHORD LENGTH 13 91' ARCC DIST 13.91'; S49.5150W 152.34'; CHORD BEAR S41.3913W 428.41' DIST 429.88'; S33.2636W 163.86'; N85.3904W 2142.61'; N01 2436W 350.46'				Number	Description	Opened	Closed	Amount	
				R24	NEW SFR 3000 SQ FT	07/2024	07/2025		
				A22	A23 NEW ADDRESS	07/2022	02/2023		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	THE RANCH AT CANEY RIVER LLC	03/01/2022	275,000	19
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax
Remove Cap	2023		Land Value	900	900	11%	Assessed	63,333	7,137.50
Year Frozen			Improvements	596,772	574,853		Penalty	0	
Uncapped Value	499,350		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	597,672	575,753		Total Taxable	63,333	7,138.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660106630	HARGROVE, NOLAN & TARA-TRUST			28	74,178	0	8,160	919.00
2024	2024-660106630	HARGROVE, NOLAN & TARA-TRUST			28	900	0	99	11.00
2023	2023-660106630	HARGROVE, NOLAN & TARA-TRUST			28	900	0	99	11.00
2022	2022-660106630	HARGROVE, NOLAN & TARA-TRUST			28	900	0	99	11.00



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Lot Data	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>	

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	85% Frame, Siding, Wood 15% Veneer, Stone
<b>Base/Total Area</b>	3,002 / 3,002
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	3,002
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 2.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	1,374 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2025 / 1

660106630	660106630_001.JPG	07/15/25
		7/15/2025

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.31	<b>Total Misc Impr</b>	+ 51,761	<b>Roofing Adj</b>	+ 5.50	<b>Garage Cost</b>	+ 78,194
<b>Subfloor Adj</b>	+ -4.49	<b>Total RCN</b>	= 504,394	<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 1%)</b>	- 5,044
<b>Plumbing Adj</b>	+ 6.10	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 499,350
<b>Adj Base Cost</b>	= 124.73	<b>Lot Value</b>	+ 499,350	<b>Total Area</b>	x 3,002	<b>Indicated Value</b>	= 499,350
<b>Adjusted Cost</b>	= 374,439	<b>Value Per SqFt</b>	166.34	<b>Adjusted Cost</b>	= 374,439	<b>Value Per SqFt</b>	166.34

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	499,350		
<b>Lot Value</b>			
<b>Indicated Value</b>	499,350	166.34	Per SqFt
<b>Agland Value</b>	900		
<b>Site Improvements</b>	97,422		
<b>Total Value</b>	597,672	199.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
GENR	Generator - Residential Standby	0		1 2025	1	3,808.00		3,808
FPR1	Fireplace - Residential 1 Story	0		1 2025	1	7,243.87		7,244
ODFP	Outdoor Fireplace/Firepit	0		1 2025	1	4,196.11		4,196
PRCH	Porch	172951	8x6		48	33.04		1,586
PRCH	Porch	172952	20x8		160	32.50		5,200
EPKS	Enclosed Porch - Kneewall Screen	172953	46x18		828	33.49		27,730
PATO	Patio - Open	172954	18x8		144	13.87		1,997





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x60x20	Concrete	Formed Metal	3,000
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.07 x 3,000)		93,210	93,210	2,796	90,414
	LT	LEAN-TO	20x60x16	Concrete		1,200
	Qual	3	Cond 3	Year 2024	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 1,200)		3,504	3,504		3,504
	LT	LEAN-TO	20x60x16	Concrete		1,200
	Qual	3	Cond 3	Year 2024	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 1,200)		3,504	3,504		3,504



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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			25.000	36	36	900	900
<b>NTV PST Totals</b>						25.000			900	900
<b>Total Agland</b>						25.000			900	900