



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:52:33  
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Assessment Data				Primary Image						
Account	660106758			No Image On File						
Parcel ID	22N15E-29-1-00000-010-0000									
Cadastral ID	29-22-15-00310									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	4							
Tax Area	28 - COLLINSVILLE/LIME FIRE									
Name ID	311104									
NEELY, RYAN S & AMY M										
PO BOX 428 CLAREMORE OK 74018-0000										
Parcel Location										
Situs	17525 S RANCH RD									
Subdivision										
Lot/Block	/	Parcel Size	17.74 - Acres							
Sec/Twn/Rng	29 / 22 / 15 / 1									
Neighborhood	6020 - UNPLATTED									
School District	S026 - COLLINSVILLE SCHOOLS									
Legal Description Lat/Long: 36.35614850 -95.73599453				Building Permits						
TR DESC 2026-000526 AS COMM SE/C SW; N01.2341W 1324'; S88 5354W 659.57'; S81.0307W 79.80' TO POB; S81.0307W 206'; N56 3247W 1637.64'; CURVE RIGHT RAD 500 CENT ANG 05.5407 CHORD BEAR N30.2933E CHORD LENGTH 51.48' ARC DIST 51.50'; N33.2636E 87.50'; N56.3247E 1792.43' TO POB. & TR DESC COMM SE/C SW; N01 2341W				Number	Description	Opened	Closed	Amount		
				S22	SPLIT	05/2022	09/2022			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	NEELY, RYAN S & AMY M	01/12/2026	0	11	
					/	THE RANCH AT CANEY RIVER LLC	10/31/2022	0	4	
					/	NEELY, RYAN S & AMY M	10/25/2022	0	4	
					/	THE RANCH AT CANEY RIVER LLC	03/31/2022	275,000	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	
Remove Cap	2023	Land Value	688	688	11%	76	Assessed	76	8.57	
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	688	688		76	Total Taxable	76	9.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660106758	NEELY, RYAN S & AMY M			28	442	0	49	6.00	
2024	2024-660106758	NEELY, RYAN S & AMY M			28	442	0	49	6.00	
2023	2023-660106758	NEELY, RYAN S & AMY M			28	442	0	49	6.00	
2022	2022-660106758	NEELY, RYAN S & AMY M			28	683	0	75	8.00	



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count	0							
Units Buildable	0							
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								
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						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				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				
				Value Reconciliation				
				Selected Approach	Cost Approach			
				Improvements				
				Lot Value				
				Indicated Value	0.00 Per SqFt			
				Agland Value	688			
				Site Improvements				
				Total Value	688 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Agland Inventory

660106758

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20			1.559	36	36	56	56
RS	ROUGH STONY LAND	TMBR	20			.678	36	36	24	24
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			.582	121	121	70	70
<b>TMBR Totals</b>						2.818			150	150
SO	SOGN SOILS	NTV PST	15			10.130	36	36	365	365
SO	SOGN SOILS	NTV PST	15			4.792	36	36	173	173
<b>NTV PST Totals</b>						14.922			538	538
<b>Total Agland</b>						17.740			688	688