



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 660106787 Parcel ID 22N15E-30-1-00000-008-0000 Cadastral ID 30-22-15-00380 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 341777 BASKINS, ANDREW DANE & JENNIFER LYNN-CO-TRUSTEES BASKINS FAMILY REVOC TRUST 13675 N RANCH RD CLAREMORE OK 74019-0000																																																										
Parcel Location Situs 13675 N RANCH RD Subdivision Lot/Block / Parcel Size 50 - Acres Sec/Twn/Rng 30 / 22 / 15 / 1 Neighborhood 6020 - UNPLATTED School District S026 - COLLINSVILLE SCHOOLS																																																										
Legal Description Lat/Long: 36.35268666 -95.75557193					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R24</td> <td>NEW BUILDING</td> <td>04/2024</td> <td>07/2025</td> <td></td> </tr> <tr> <td>S22</td> <td>S23 SPLIT</td> <td>03/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24	NEW BUILDING	04/2024	07/2025		S22	S23 SPLIT	03/2023	12/2023																																			
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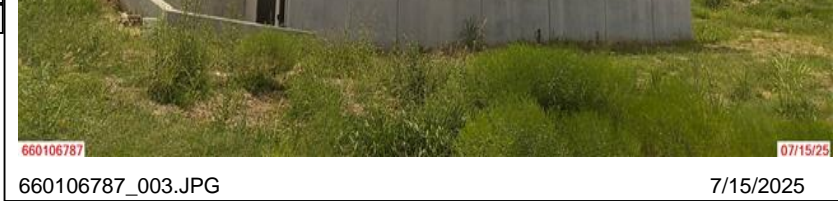
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,182 / 1,866
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	2,284 Total, 1,102 Minimum
Garage Type	4,698 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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	87.22	Total Misc Impr	+ 15,511	Roofing Adj	+ 3.76	Garage Cost	+ 175,423
Subfloor Adj	+ 0.00	Total RCN	= 460,534	Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 4,605
Plumbing Adj	+ 7.60	Lump Sums	+ 0	Basement Adj	+ 33.26	RCNLD	= 455,929
Adj Base Cost	= 144.48	Lot Value	+ 455,929	Total Area	x 1,866	Indicated Value	= 455,929
		Value Per SqFt	244.33	Adjusted Cost	= 269,600		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	455,929		
Lot Value		244.33	Per SqFt
Indicated Value	455,929		
Agland Value	1,877		
Site Improvements	90,776		
Total Value	548,582	293.99	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	172959	616		616	25.18	15,511



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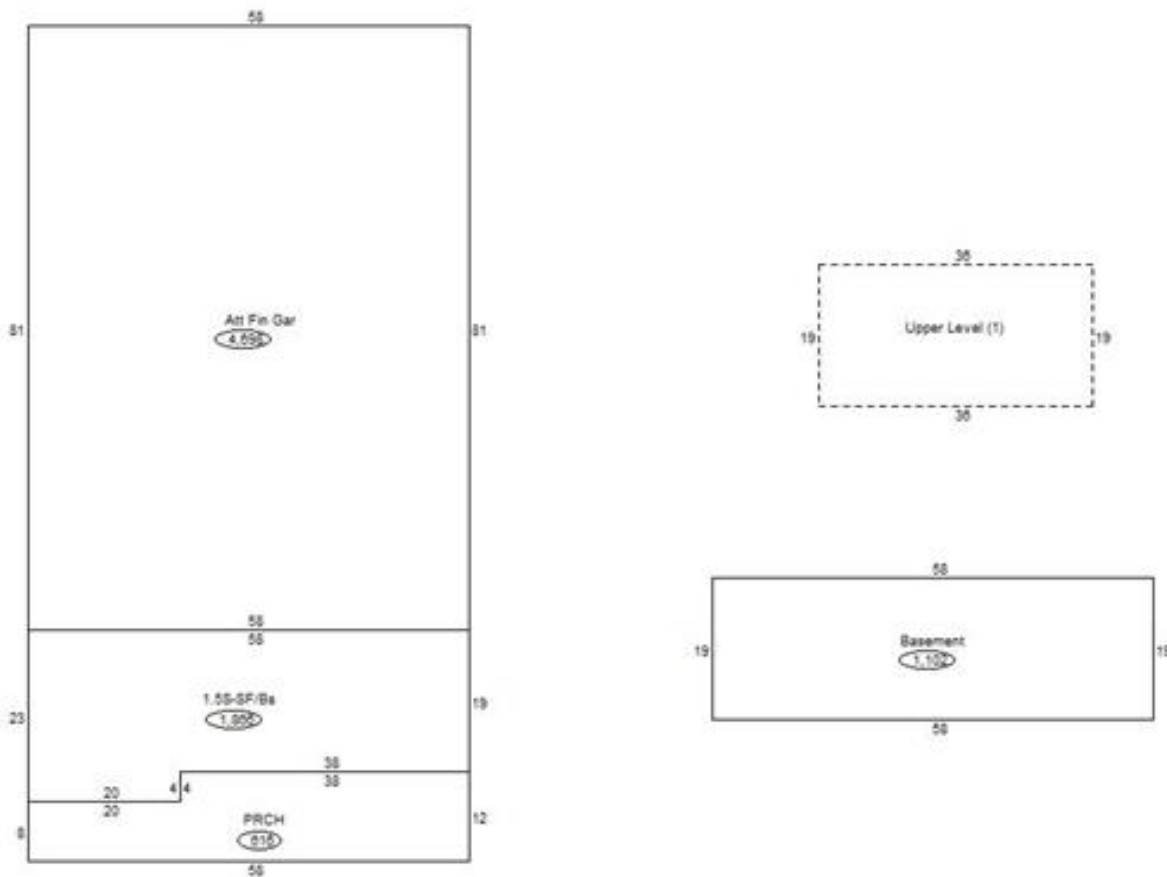
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	20	1.5S-SF/Bs	1,182	1.579	1,866
2	U	^UL		20	Upper Level (1)	684	1.000	684
3	B	3		20	Basement	1,102	1.000	1,102
4	G	5		20	Att Fin Gar	4,698	1.000	4,698
5	M	PRCH		20	PRCH	616	1.000	616
Total Building Area						1,182		1,866



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x50x0			2,000
	Qual	5	Cond 5	Year 2022	Eff Age 2	
	Valuation Summary Base Cost (38.62 x 2,000) 77,240		Modifier Total	RCN 77,240	Depr (3% Phys/ % Func) 2,317	RCNLD 74,923
	PRCH	Slab Porch - Covered	10x50x0			500
	Qual	5	Cond 5	Year 2022	Eff Age 2	
	Valuation Summary Base Cost (35.23 x 500) 17,615		Modifier Total	RCN 17,615	Depr (10% Phys/ % Func) 1,762	RCNLD 15,853



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			1.075	108	108	116	116
SO	SOGN SOILS	NTV PST	15			48.925	36	36	1,761	1,761
NTV PST Totals						50.000			1,877	1,877
Total Agland						50.000			1,877	1,877