



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																			
<b>Account</b> 660106818 <b>Parcel ID</b> 22N15E-29-1-00000-012-0000 <b>Cadastral ID</b> 29-22-15-00320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 338378 WILLIS, ANDREW ALLEN & NICOLE MAYES  6352 N TWIN CREEKS DR OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17411 S RANCH RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 18.44 - Acres <b>Sec/Twn/Rng</b> 29 / 22 / 15 / 1 <b>Neighborhood</b> 6020 - UNPLATTED <b>School District</b> S026 - COLLINSVILLE SCHOOLS					<p>660106818 10/23/25</p> <p>660106818_001.JPG 10/23/2025</p>																			
<b>Legal Description</b> Lat/Long: 36.35708374 -95.73552223																								
TR DESC 2022-005471 AS COMM SE/C SW; N01.2341W 1324'; S88 5354W 4540.77'; N01.0606W 126.50' TO POB; N56.3247W 1951.63'; N33 2636E 176.71' CURVE RIGHT RAD 750 CENT ANG 06.5321 CHORD BEAR N36.5317E CHORD LENGTH 90.12 ARC DIST 90.18'; N40.1957E 115.99' CURVE LEFT RAD 750' CENT ANG 05.0742E CHORD BEAR N37 4606E					<b>Building Permits</b>																			
					<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>R25</td> <td>NEW POOL</td> <td>01/2025</td> <td>10/2025</td> <td></td> </tr> <tr> <td>R24 037</td> <td>R25 NEW SFR 4690 SQ FT</td> <td>02/2024</td> <td>10/2025</td> <td>800,000</td> </tr> <tr> <td>S22</td> <td>SPLIT</td> <td>05/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25	NEW POOL	01/2025	10/2025		R24 037	R25 NEW SFR 4690 SQ FT	02/2024	10/2025	800,000
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S22	SPLIT	05/2022	09/2022																					
<b>Exemptions</b>					<b>Sale History</b>																			
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>															
					/	THE RANCH AT CANEY RIVER LLC	03/22/2022	280,000	21															
<b>Parcel Valuation</b>																								
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	112.698	<b>Current Tax</b>															
<b>Remove Cap</b>	2023		<b>Land Value</b>	668	668	11%	<b>Assessed</b>	86,373	9,734.06															
<b>Year Frozen</b>			<b>Improvements</b>	784,542	784,542		<b>Penalty</b>	0																
<b>Uncapped Value</b>	784,542		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00															
<b>TIF Project ID</b>	0		<b>Total Value</b>	785,210	785,210		<b>Total Taxable</b>	86,373	9,734.00															
<b>Assessment History</b>																								
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>															
2025	2025-660106818	WILLIS, ANDREW ALLEN & NICOLE MAYES			28	2,995	0	329	37.00															
2024	2024-660106818	WILLIS, ANDREW ALLEN & NICOLE MAYES			28	2,995	0	329	38.00															
2023	2023-660106818	WILLIS, ANDREW ALLEN & NICOLE MAYES			28	2,995	0	329	37.00															
2022	2022-660106818	WILLIS, ANDREW ALLEN & NICOLE MAYES			28	2,995	0	329	37.00															



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Lot Data	Units-Buildable - UNPLATTED (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	4 - Good
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Frame, Siding, Wood 15% Veneer, Masonry
Base/Total Area	3,019 / 4,692
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,019
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	
Garage Type	858 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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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	106.49	Total Misc Impr	+ 31,530
Roofing Adj	+ 4.47	Garage Cost	+ 70,219
Subfloor Adj	+ -4.22	Total RCN	= 730,102
Heat/Cool Adj	+ 20.10	Depreciation ( 1%)	- 7,301
Plumbing Adj	+ 7.08	Lump Sums	+ 16,335
Basement Adj	+ 0.00	RCNLD	= 739,136
Adj Base Cost	= 133.92	Lot Value	+ 739,136
Total Area	x 4,692	Indicated Value	= 739,136
Adjusted Cost	= 628,353	Value Per SqFt	157.53

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	739,136		
Lot Value			
Indicated Value	739,136	157.53	Per SqFt
Agland Value	668		
Site Improvements	45,406		
Total Value	1,508,011	321.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	180019	211		211	44.65		9,421
PATC	Patio - Covered	180020	590		590	22.34		13,181
BALW	Balcony - Wood	180021	28x14		392	41.67		16,335
FPR1	Fireplace - Residential 1 Story		1	2025	1	8,928.49		8,928



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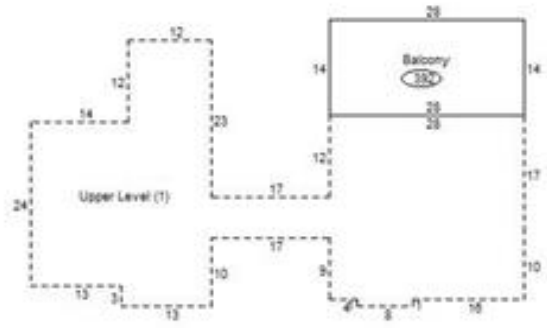
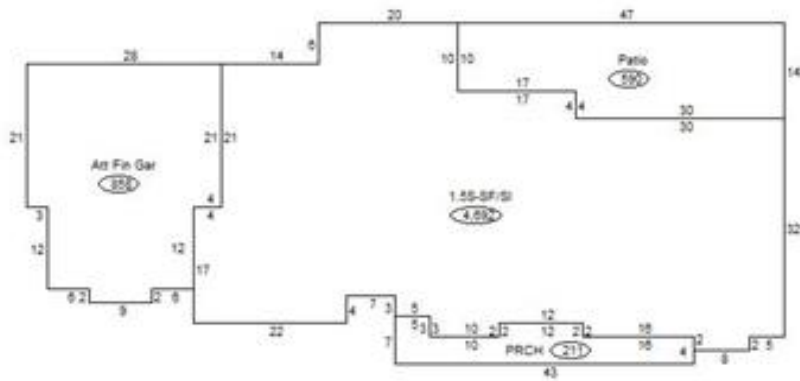
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	3,019	1.554	4,692
2	U	^UL		20	Upper Level (1)	1,673	1.000	1,673
3	G	5		20	Att Fin Gar	858	1.000	858
4	M	PRCH		20	PRCH	211	1.000	211
5	M	PATC		20	Patio	590	1.000	590
6	M	BALW		20	Balcony	392	1.000	392
<b>Total Building Area</b>						<b>3,019</b>		<b>4,692</b>



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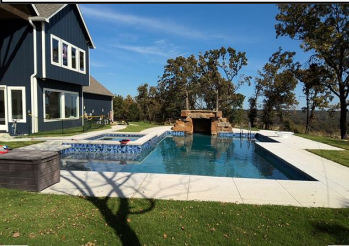
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	24x36x8	Concrete		864
	Qual	5	Cond 3	Year 2025	Eff Age 1	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (55.32 x 864)	47,796	47,796	2,390	45,406



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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
RS	ROUGH STONY LAND	TMBR	20			2.145	36	36	77	77
SO	SOGN SOILS	NTV PST	15			16.246	36	36	585	585
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			.048	121	121	6	6
<b>TMBR Totals</b>						18.440			668	668
<b>Total Agland</b>						18.440			668	668