



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:55:37
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Assessment Data				Primary Image					
Account	660107179			No Image On File					
Parcel ID	22N15E-29-1-00000-013-0000								
Cadastral ID	29-22-15-00340								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	341228								
WARLICK, RODNEY & PAULA									
9901 N 115TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	17178 S RANCH RD								
Subdivision									
Lot/Block	/	Parcel Size	10.62 - Acres						
Sec/Twn/Rng	29 / 22 / 15 / 1								
Neighborhood	6020 - UNPLATTED								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description Lat/Long: 36.36174534 -95.73652127				Building Permits					
TR 2022-012856 DESC AS COMM NW/C SEC; S01.2436E 795.29'; S78 2052E 840.88' TO POB; S78.2052E 901.68'; S33.2636W 847.41'; N40 5200W 808.22'; N22.0429E 300' TO POB.				Number	Description	Opened	Closed	Amount	
				R25 063 S22	NEW SFR 4507 SQ FT S23 SPLIT	03/2025 08/2022	02/2026 09/2022	500,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	HOOT OWL PROPERTIES LLC	03/23/2023	150,000	YES
					/	THE RANCH AT CANEY RIVER LLC	07/28/2022	0	4
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax
Remove Cap	2024	Land Value	150,000	150,000	11%	16,500	Assessed	16,500	1,859.52
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	150,000	150,000		16,500	Total Taxable	16,500	1,860.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107179	WARLICK, RODNEY & PAULA			28	150,000	0	16,500	1,860.00
2024	2024-660107179	WARLICK, RODNEY & PAULA			28	150,000	0	16,500	1,889.00
2023	2023-660107179	WARLICK, RODNEY & PAULA			28	1,147	0	126	14.00
2022	2022-660107179	HOOT OWL PROPERTIES LLC			28	1,147	0	126	14.00



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Lot Data	Square-Foot - NBHD 6020 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	9.9131	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	431,815.00 x .24 = 101,609	
Factor Value		
Adjustments	1.4763	
Lot Value	150,000	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,644 / 2,644
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,644
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	990 Attached Garage - Finished
Remodel	
Year/Eff Age	2026 /

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	110.06	Total Misc Impr	+ 27,530				
Roofing Adj	+ 5.77	Garage Cost	+ 56,341				
Subfloor Adj	+ -4.53	Total RCN	= 444,751				
Heat/Cool Adj	+ 16.31	Depreciation (0%)	- 0				
Plumbing Adj	+ 8.88	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 444,751				
Adj Base Cost	= 136.49	Lot Value	+ 150,000				
Total Area	x 2,644	Indicated Value	= 594,751				
Adjusted Cost	= 360,880	Value Per SqFt	224.94				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	444,751		
Lot Value	150,000		
Indicated Value	594,751	224.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	594,751	224.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194886	47x7		329	31.85		10,479
PATC	Patio - Covered	194887	520		520	18.86		9,807
FPR1	Fireplace - Residential 1 Story			2026	1	7,243.87		7,244



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Agland Inventory

660107179

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				108	108	0	0
NTV PST Totals						0.000			0	0
Total Agland						0.000			0	0