




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:03:51
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Assessment Data				Primary Image				
Account	660107774			 <p>660107774_001.JPG 10/9/2024</p>				
Parcel ID	22N15E-30-1-00000-017-0000							
Cadastral ID	30-22-15-00490							
Property Type	REAL - Real Property							
Property Class	RA	VI Area	4					
Tax Area	28 - COLLINSVILLE/LIME FIRE							
Name ID	340928							
HANCOCK, WARREN & JAMIE								
13725 N RANCH RD CLAREMORE OK 74019-0000								
Parcel Location								
Situs	13725 N RANCH RD							
Subdivision								
Lot/Block	/	Parcel Size	42 - Acres					
Sec/Twn/Rng	30 / 22 / 15 / 1							
Neighborhood	6020 - UNPLATTED							
School District	S026 - COLLINSVILLE SCHOOLS							
Legal Description Lat/Long: 36.35537740 -95.75390032								
TR DESC 2023-002554 AS COMM SW/C SEC; N01.1804W 1281.04' TO POB; N01.1804W 680.10'; N88.5916E 2685.71'; S01.2536E 681.97'; S89 0139W 2687.21' TO POB.								
Building Permits								
Number	Description	Opened	Closed	Amount				
R24	NEW SFR	04/2024	10/2024					
A23	A24 NEW ADDRESS OVER 20 AC	03/2023	12/2023					
S23	S24 SPLIT	03/2023	03/2023					
Exemptions								
Code	Type	Active	Maximum	Exemption				
Sale History								
Bk/Pg	Grantor	Date	Price	Code				
/	THE RANCH AT CANEY RIVER LLC	02/28/2023	336,000	21				
Parcel Valuation								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax
Remove Cap	2024	Land Value	1,512	1,512	11%	166	Assessed	45,835 5,165.51
Year Frozen		Improvements	416,889	415,177		45,669	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00
TIF Project ID	0	Total Value	418,401	416,689		45,835	Total Taxable	45,835 5,166.00
Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107774	HANCOCK, WARREN & JAMIE	28	404,553	0	44,501	5,015.00	
2024	2024-660107774	HANCOCK, WARREN & JAMIE	28	1,512	0	166	19.00	
2023	2023-660107774	HANCOCK, WARREN CHRISTOPHER &	28	1,512	0	166	18.00	



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Lot Data	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,523 / 2,523
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,523
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	772 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	416,889	
Lot Value		
Indicated Value	416,889	165.24 Per SqFt
Agland Value	1,512	
Site Improvements		
Total Value	418,401	165.83 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	112.95	Total Misc Impr	+	33,969
Roofing Adj	+ 5.81	Garage Cost	+	43,935
Subfloor Adj	+ -4.59	Total RCN	=	425,397
Heat/Cool Adj	+ 16.31	Depreciation (2%)	-	8,508
Plumbing Adj	+ 7.25	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	416,889
Adj Base Cost	= 137.73	Lot Value	+	
Total Area	x 2,523	Indicated Value	=	416,889
Adjusted Cost	= 347,493	Value Per SqFt		165.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161380	421		421	31.56		13,287
PRCH	Porch	161381	541		541	31.19		16,874
GENR	Generator - Residential Standby		1	2024	1	3,808.00		3,808



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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			42.000	36	36	1,512	1,512
NTV PST Totals						42.000			1,512	1,512
Total Agland						42.000			1,512	1,512