



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:05:37  
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Assessment Data				Primary Image					
Account	660107994			<p>660107994_001.JPG 4/17/2024</p>					
Parcel ID	22N14E-25-2-00000-003-0000								
Cadastral ID	25-22-14-00311								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	28 - COLLINSVILLE/LIME FIRE								
Name ID	341467								
GRUBB, TREVOR JONATHAN & CARMEN RENEE									
18905 S 4150 RD CLAREMORE OK 74017-0000									
<b>Parcel Location</b>									
Situs	14460 N RANCH RD								
Subdivision									
Lot/Block	/	Parcel Size	5.85 - Acres						
Sec/Twn/Rng	25 / 22 / 14 / 2								
Neighborhood	4010 - 22-14								
School District	S026 - COLLINSVILLE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.36460702 -95.75950751									
ONLY THAT PORTION OF LAND CONTAINED IN SECTION 25-T22N R14E AND WITHIN THE FOLLOWING DESC 2023-005902 AS TR BEG NW/C SECTION 30 T22N-R15E; S59.5639E 98.81'; CURVE LEFT RAD 1000' CENT ANG 23.4151 CHORD BEAR S10.2926W CHORD LENGTH 410.66 DIST				<b>Building Permits</b>					
				Number	Description	Opened	Closed	Amount	
R23 219	R24 NEW SFR 3220 SQ FT	08/2023	04/2024	425,000					
S23	S24 SPLIT	05/2023	12/2023						
<b>Exemptions</b>				<b>Sale History</b>					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	GRUBB, JOSEPH D & KIMBERLY K	05/09/2023		0 WB

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax
Remove Cap		Land Value	373	373	11%	41	Assessed	54,840	6,180.36
Year Frozen		Improvements	498,840	498,172		54,799	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	499,213	498,545		54,840	Total Taxable	54,840	6,180.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660107994	GRUBB, TREVOR JONATHAN & CARMEN RENEE	28	484,025	0	53,243	6,000.00	
2024	2024-660107994	GRUBB, TREVOR JONATHAN & CARMEN RENEE	28	915	0	101	11.00	
2023	2023-660107994	GRUBB, TREVOR JONATHAN & CARMEN RENEE	28	915	0	101	11.00	



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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	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	2,095 / 3,208
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,095
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	588 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	

### Cost Approach Manual : 01/2025

Base Cost	100.51	Total Misc Impr	+	24,123
Roofing Adj	+ 4.17	Garage Cost	+	36,774
Subfloor Adj	+ -3.01	Total RCN	=	473,350
Heat/Cool Adj	+ 17.38	Depreciation ( 2%)	-	9,467
Plumbing Adj	+ 9.52	Lump Sums	+	34,957
Basement Adj	+ 0.00	RCNLD	=	498,840
Adj Base Cost	= 128.57	Lot Value	+	
Total Area	x 3,208	Indicated Value	=	498,840
Adjusted Cost	= 412,453	Value Per SqFt		155.50

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	498,840		
Lot Value			
Indicated Value	498,840	155.50	Per SqFt
Agland Value	373		
Site Improvements			
Total Value	963,096	300.22	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2024	1	7,721.18		7,721
PRCH	Porch	159986	14x10		140	36.05		5,047
GRDT	Garage - Detached	159987	864		864	40.46		34,957
PRCH	Slab Porch - Covered	159988	156		156	35.95		5,608
PRCH	Porch	159989	16x10		160	35.92		5,747



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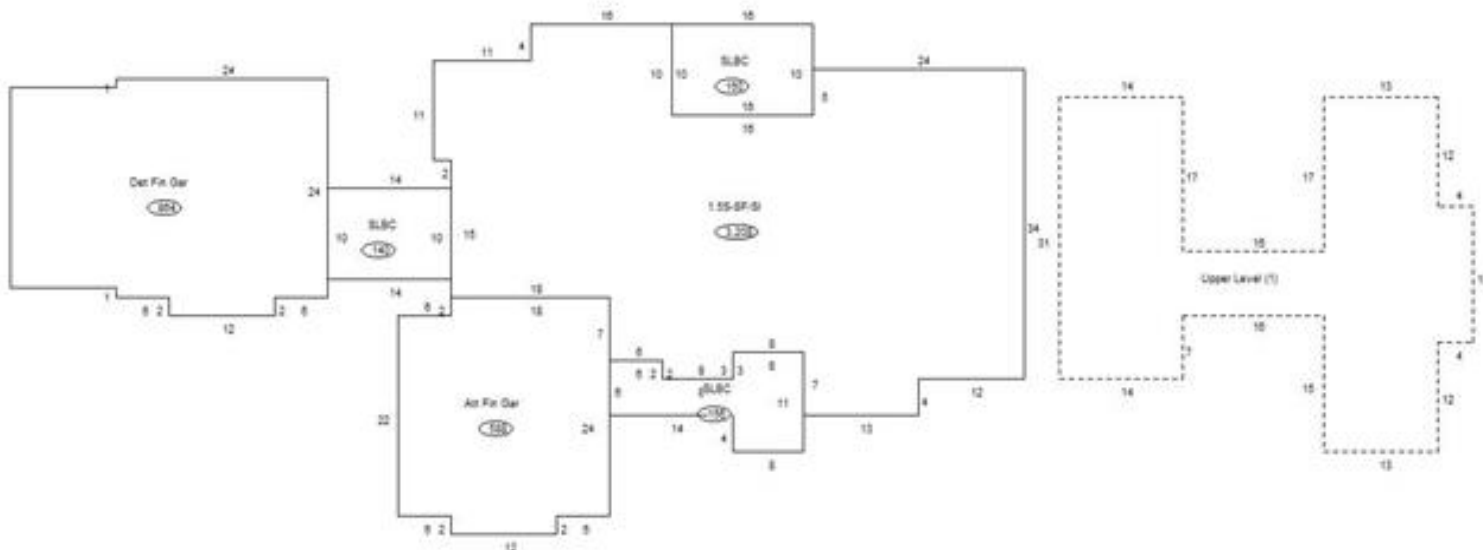
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,095	1.531	3,208
2	U	^UL		13	Upper Level (1)	1,113	1.000	1,113
3	G	5		13	Att Fin Gar	588	1.000	588
4	M	PRCH		13	SLBC	140	1.000	140
5	G	6		13	Det Fin Gar	864	1.000	864
6	M	PRCH		13	SLBC	156	1.000	156
7	M	PRCH		13	SLBC	160	1.000	160
<b>Total Building Area</b>						<b>2,095</b>		<b>3,208</b>



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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			2.247	108	108	243	243
SO	SOGN SOILS	NTV PST	15			3.603	36	36	130	130
<b>NTV PST Totals</b>						5.850			373	373
<b>Total Agland</b>						5.850			373	373