



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 660109729 Parcel ID 22N14E-25-2-00000-005-0000 Cadastral ID 25-22-14-00312 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 346201 MOLINA, HAYLEY MARIE & MOLINA, CHRISTOPHER MORGAN JR 14450 N RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 14430 N RANCH RD Subdivision Lot/Block / Parcel Size 10.02 - Acres Sec/Twn/Rng 25 / 22 / 14 / 2 Neighborhood 4010 - 22-14 School District S026 - COLLINSVILLE SCHOOLS					<p>660109729_001.JPG 3/2/2026</p>																																																	
Legal Description Lat/Long: 36.36303136 -95.76288357 TR DESC 2025-000186 AS COMM SE/C NE SEC 25-T22N-R14E; N01 2130W 1327.68' TO POB; S88.3807W 913.04'; N37.5631W 81'; N49 0001E 367'; N01.2130W 260'; N78.2221E 350'; S67.4158E 365'; S01 2130E 475' TO POB.																																																						
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Lot Data	Units-Buildable - 22-14 (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	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	1,998 / 3,151
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,998
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	894 Attached Garage - Finished
Remodel	
Year/Eff Age	2026 /

660109729	660109729_001.JPG	03/02/26	3/2/2026
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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	495,478		
Lot Value			
Indicated Value	495,478	157.24	Per SqFt
Agland Value	361		
Site Improvements	71,624		
Total Value	567,463	180.09	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.34	Total Misc Impr	+	33,500			
Roofing Adj	+ 4.10	Garage Cost	+	54,239			
Subfloor Adj	+ -2.93	Total RCN	=	495,478			
Heat/Cool Adj	+ 17.38	Depreciation (0%)	-	0			
Plumbing Adj	+ 8.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	495,478			
Adj Base Cost	= 129.40	Lot Value	+				
Total Area	x 3,151	Indicated Value	=	495,478			
Adjusted Cost	= 407,739	Value Per SqFt		157.24			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194896	10x5		50	36.50		1,825
PRCH	Porch	194897	376		376	34.95		13,141
PATC	Patio - Covered	194898	542		542	19.95		10,813
FPR1	Fireplace - Residential 1 Story		1	2026	1	7,721.18		7,721



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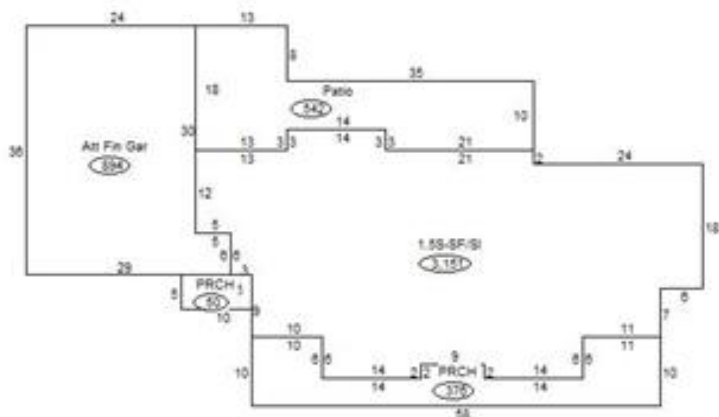
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Sketch Image

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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	1,998	1.577	3,151
2	U	^UL		20	Upper Level (1)	1,153	1.000	1,153
3	G	5		20	Att Fin Gar	894	1.000	894
4	M	PRCH		20	PRCH	50	1.000	50
5	M	PRCH		20	PRCH	376	1.000	376
6	M	PATC		20	Patio	542	1.000	542
Total Building Area						1,998		3,151



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	30x40x6	Reinforced-Concrete		1,200	
	Qual	5	Cond 5	Year 2026	Eff Age 0		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (53.98 x 1,200)		64,776		64,776		64,776
	PATC	Patio - Covered	13x17x10	Concrete	Composition Shingle	221	
	Qual	3	Cond 3	Year 2026	Eff Age 0		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (16.96 x 221)		3,748		3,748		3,748
	ODRK	ODRK	3x8x10	Concrete		1	
	Qual	3	Cond 3	Year 2026	Eff Age 0		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (3,100.00 x 1)		3,100		3,100		3,100



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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			10.020	36	36	361	361
NTV PST Totals						10.020			361	361
Total Agland						10.020			361	361