



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:13:35  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027190 <b>Parcel ID</b> 000000-00-0-00831-001-0002 <b>Cadastral ID</b> 31-22-15-02720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 347088 LENZMEIER, GENE  8221 N 154TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18442 S 4080 RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0002 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 31 / 22 / 15 / 5 <b>Neighborhood</b> 1132 - R-V04-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9824	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	42,794.00 x 1.25 = 53,493	
Factor Value		
Adjustments	1.1210	
Lot Value	59,966	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,280 / 1,280
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,280
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

Cost Approach		Manual : 01/2025	
Base Cost	102.74	Total Misc Impr	+ 8,623
Roofing Adj	+ 4.96	Garage Cost	+ 10,286
Subfloor Adj	+ 0.00	Total RCN	= 182,595
Heat/Cool Adj	+ 10.30	Depreciation ( 37%)	- 67,560
Plumbing Adj	+ 9.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 115,035
Adj Base Cost	= 127.88	Lot Value	+ 59,966
Total Area	x 1,280	Indicated Value	= 175,001
Adjusted Cost	= 163,686	Value Per SqFt	136.72



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	140,449	109.73	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	165,030 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,035		
Lot Value	59,966		
Indicated Value	175,001	136.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	175,001	136.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	65442		136	136	20.87		2,838
PATO	SLAB PORCH - OPEN	65443		15x8	120	10.07		1,208

