




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																			
Account 660027194 Parcel ID 000000-00-0-00831-001-0006 Cadastral ID 31-22-15-02760 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 269480 JAMES, TRICHELLE L 18447 S ASH RD CLAREMORE OK 74019-0000 Parcel Location Situs 18447 S ASH RD Subdivision TRAILS END ESTATES Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-04-05 04-03-18\04-03-18 035.JPG 4/5/2018</p>																																																																																																																			
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9784 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 42,618.00 x 1.25 = 53,273 Factor Value Adjustments 1.0000 Lot Value 53,273		<p>C:\Users\RLN\Pictures\2018-04-05 04-03-18\04-03-18 035.JPG 4/5/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,486 / 1,486
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

Cost Approach				Manual : 01/2025			
Base Cost	99.14	Total Misc Impr	+ 19,838	Roofing Adj	+ 4.52	Garage Cost	+ 12,931
Subfloor Adj	+ 1.16	Total RCN	= 219,648	Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 59,305
Plumbing Adj	+ 9.47	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 160,343
Adj Base Cost	= 125.76	Lot Value	+ 53,273	Total Area	x 1,486	Indicated Value	= 213,616
		Value Per SqFt	143.75	Adjusted Cost	= 186,879		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	178,379	120.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	38,160		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,343		
Lot Value	53,273		
Indicated Value	213,616	143.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	213,616	143.75	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	65460	160		160	23.72	3,795
EPSW	ENCLOSED PORCH - SOLID WALL	65461	176		176	62.20	10,947



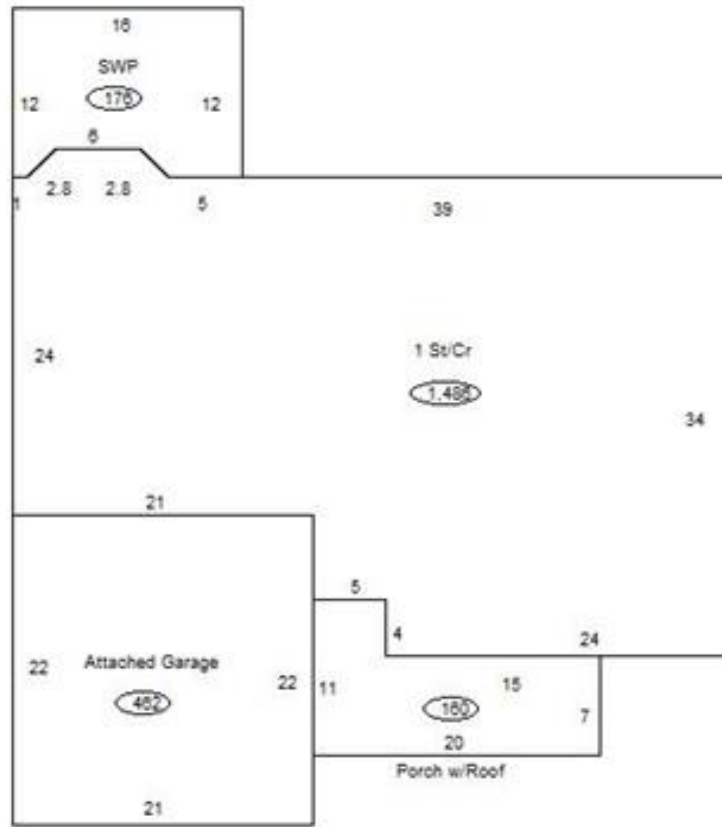
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Sketch Image

660027194



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,486	1.000	1,486
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	160	1.000	160
4	M	EPSW		13	EPSW	176	1.000	176
Total Building Area						1,486		1,486