




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
<b>Account</b> 660027197 <b>Parcel ID</b> 000000-00-0-00831-001-0009 <b>Cadastral ID</b> 31-22-15-02800 <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> 302000 PLONCZYNSKI, CASIMER &  JOHN F PLONCZYNSKI 18446 S ASH RD CLAREMORE OK 74019-1919  <b>Parcel Location</b> <b>Situs</b> 18446 S ASH RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0009 / 0001 <b>Parcel Size</b> 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					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (76)\IMG_0044.JPG 6/29/2022</p>																								
<b>Legal Description</b> Lat/Long: 36.34031459 -95.74278187																													
LOT 9 BLOCK 1 TRAILS END ESTATES					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																									
<b>Exemptions</b>					<b>Sale History</b>																								
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																				
H	Homestead	Yes	1,000	1,000	2078/61	ALEXANDER, JEREMY SCOTT &	12/29/2009	116,500	YES																				
					1379/651	ROSE, DARCY CARLTON &	05/10/2002	119,500	YES																				
					1112/14	MILLER, TIMOTHY F &-PATRICIA D	05/01/1998	92,500	Yes																				
					1081/93	SOKOLOSKY, D M &	08/14/1997	67,500	No																				
<b>Parcel Valuation</b>																													
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	112.698	<b>Current Tax</b>																				
Remove Cap	2010		Land Value 53,009	38,727	11%	4,260	Assessed	18,686	2,105.87																				
Year Frozen	0		Improvements 143,071	131,149		14,426	Penalty	0																					
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-102.00																				
TIF Project ID	0		<b>Total Value</b> 196,080	169,876		18,686	<b>Total Taxable</b>	17,686	2,004.00																				
<b>Assessment History</b>																													
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																				
2025	2025-660027197	PLONCZYNSKI, CASIMER &			28	192,690	1000	17,142	1,943.00																				
2024	2024-660027197	PLONCZYNSKI, CASIMER &			28	212,319	1000	16,613	1,917.00																				
2023	2023-660027197	PLONCZYNSKI, CASIMER &			28	160,992	1000	16,101	1,828.00																				
2022	2022-660027197	PLONCZYNSKI, CASIMER &			28	161,131	1000	15,603	1,761.00																				
2021	2021-660027197	PLONCZYNSKI, CASIMER &			28	153,627	1000	15,120	1,730.00																				
2020	2020-660027197	PLONCZYNSKI, CASIMER &			28	144,714	1000	14,650	1,680.00																				
2019	2019-660027197	PLONCZYNSKI, CASIMER &			28	138,128	1000	14,194	1,613.00																				
2018	2018-660027197	PLONCZYNSKI, CASIMER &			28	141,657	1000	14,301	1,640.00																				
2017	2017-660027197	PLONCZYNSKI, CASIMER &			28	140,544	1000	13,856	1,568.00																				
2016	2016-660027197	PLONCZYNSKI, CASIMER &			28	137,169	1000	13,423	1,487.00																				
2015	2015-660027197	PLONCZYNSKI, CASIMER &			28	130,678	1000	13,003	1,455.00																				
2014	2014-660027197	PLONCZYNSKI, CASIMER &			28	132,871	1000	12,595	1,373.00																				
2013	2013-660027197	PLONCZYNSKI, CASIMER &			28	125,362	1000	12,199	1,327.00																				




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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9735 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 42,407.00 x 1.25 = 53,009 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,009		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (76)\IMG_0044.JPG 6/29/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Wood
<b>Base/Total Area</b>	1,396 / 1,396
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,396
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	550 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1998 / 21

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.49	<b>Total Misc Impr</b>	+ 11,868	<b>Roofing Adj</b>	+ 4.41	<b>Garage Cost</b>	+ 14,784
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 195,987	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 27%)</b>	- 52,916
<b>Plumbing Adj</b>	+ 10.08	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 143,071
<b>Adj Base Cost</b>	= 121.30	<b>Lot Value</b>	+ 53,009	<b>Total Area</b>	x 1,396	<b>Indicated Value</b>	= 196,080
		<b>Value Per SqFt</b>	140.46	<b>Adjusted Cost</b>	= 169,335		

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	180,722 129.46 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	1
<b>Indicated Value</b>	61,830 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	143,071
<b>Lot Value</b>	53,009
<b>Indicated Value</b>	196,080 140.46 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	196,080 140.46 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	65474	28x7		196	23.58		4,622
PATO	SLAB PORCH - OPEN	65475	16x14		224	9.60		2,150

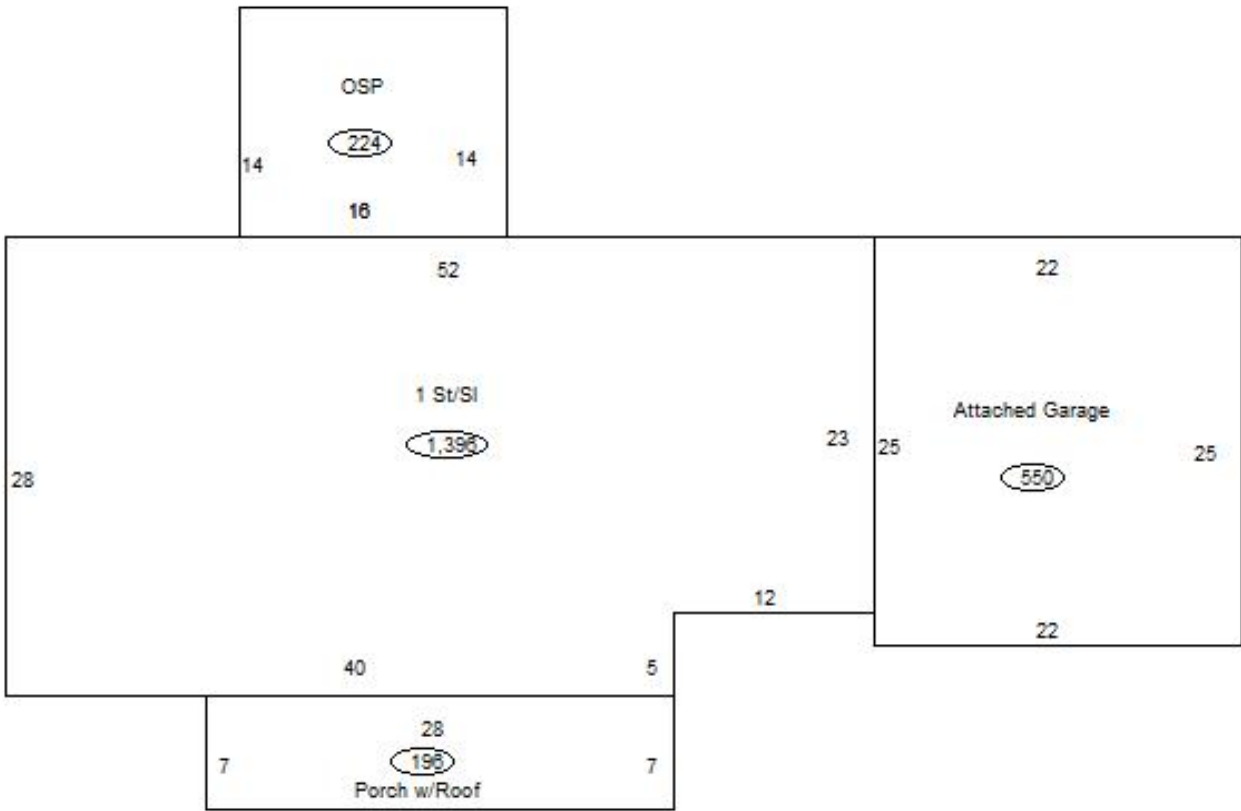


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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,396	1.000	1,396
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	196	1.000	196
4	M	PATO		13	Open Slab	224	1.000	224
<b>Total Building Area</b>						1,396		1,396



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				