




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:51:03  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027209 <b>Parcel ID</b> 000000-00-0-00831-002-0007 <b>Cadastral ID</b> 31-22-15-02920 <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> 255192 KEENER, DAVID ALLEN REVOCABLE LIVING TRUST  18359 S CEDAR RIDGE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 18359 S CEDAR RIDGE RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0007 / 0002 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					 <p>\\tsclient\T\TOMMY DUNLAP\062922 (77)\IMG_0016.JPG 6/29/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.34226676 -95.74393973 LOT 7 BLOCK 2 TRAILS END ESTATES																																																																																																																									
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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> 1.1434 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 49,805.00 x 1.17 = 58,509 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 58,509		 <p>\\tsclient\T\TOMMY DUNLAP\062922 (77)\IMG_0016.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>	20% Veneer, Stone 80% Frame, Siding, Wood
<b>Base/Total Area</b>	1,212 / 1,212
<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>	1,212
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	575 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 32

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.85	<b>Total Misc Impr</b>	+	11,894			
<b>Roofing Adj</b>	+ 4.65	<b>Garage Cost</b>	+	15,295			
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	=	180,349			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 42%)</b>	-	75,747			
<b>Plumbing Adj</b>	+ 7.61	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	104,602			
<b>Adj Base Cost</b>	= 126.37	<b>Lot Value</b>	+	58,509			
<b>Total Area</b>	x 1,212	<b>Indicated Value</b>	=	163,111			
<b>Adjusted Cost</b>	= 153,160	<b>Value Per SqFt</b>		134.58			

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

Multiple Regression			
<b>MRA Code</b>	1	<b>Test</b>	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	168,878	139.34	<b>Per SqFt</b>

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	104,602		
<b>Lot Value</b>	58,509		
<b>Indicated Value</b>	163,111	134.58	<b>Per SqFt</b>
<b>Agland Value</b>			
<b>Site Improvements</b>	13,513		
<b>Total Value</b>	176,624	145.73	<b>Total Value Per SqFt</b>

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	65526		118	118	23.88	2,818
PRCH	SLAB PORCH - COVERED	65527	14x12		168	23.69	3,980



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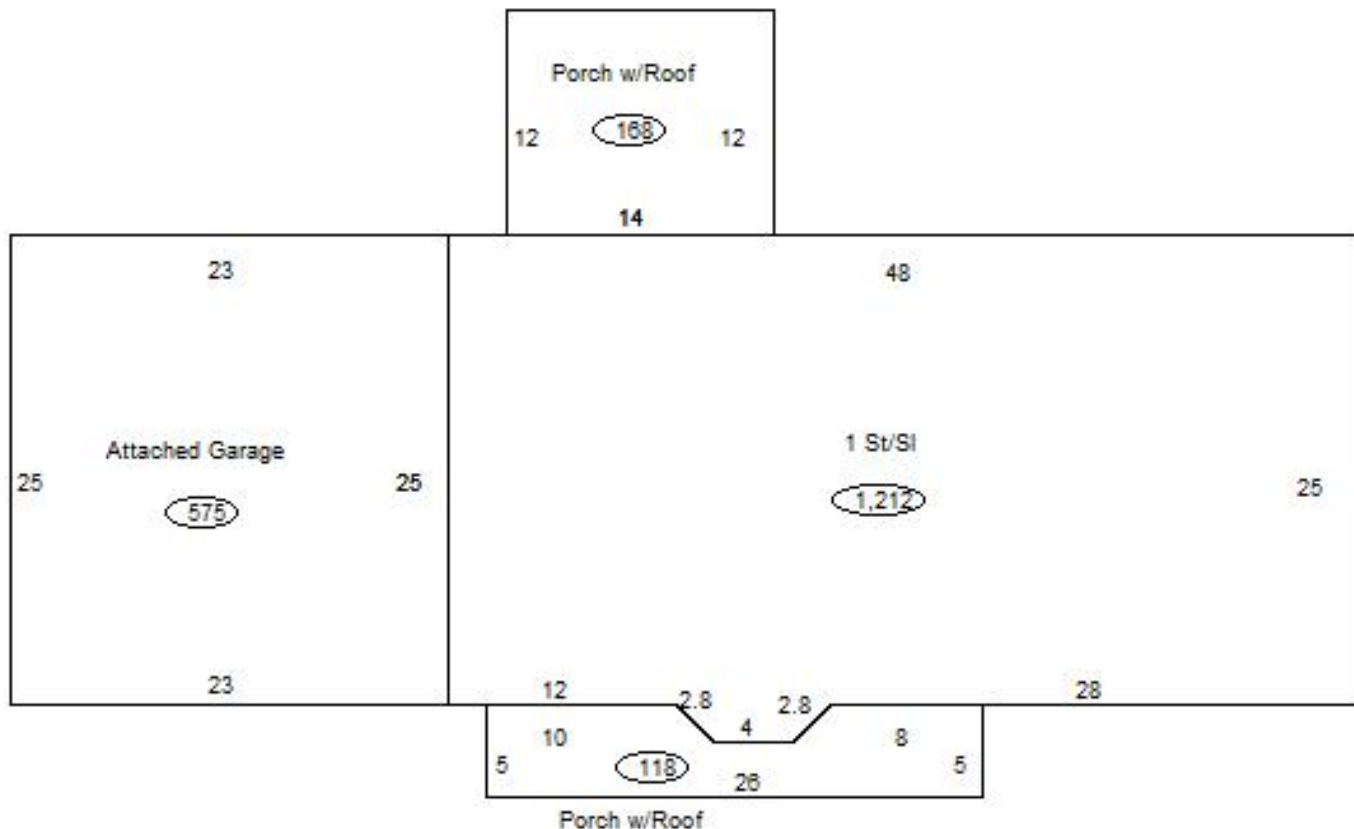
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### Sketch Image

660027209



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,212	1.000	1,212
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	118	1.000	118
4	M	PRCH		13	SLBC	168	1.000	168
<b>Total Building Area</b>						1,212		1,212



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			900
	Qual 2	Cond 3	Year 1995	Eff Age 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (31.28 x 900)		28,152	28,152	14,639		13,513