



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	660027249				<p>C:\Users\RLN\Pictures\2018-04-05 04-05-18\04-05-18 053.JPG 4/6/2018</p>									
Parcel ID	000000-00-0-00831-006-0008													
Cadastral ID	31-22-15-03310													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	28 - COLLINSVILLE/LIME FIRE													
Name ID	283489													
VAN HERSH, W HAYS &														
SHEILA														
4982 E CEDAR RIDGE RD														
CLAREMORE OK 74019-0000														
Parcel Location														
Situs	04982 E CEDAR RIDGE RD													
Subdivision	TRAILS END ESTATES													
Lot/Block	0008 / 0006	Parcel Size 1 - Lots												
Sec/Twn/Rng	31 / 22 / 15 / 5													
Neighborhood	1132 - R-V04-NW COLLINSVILLE													
School District	S026 - COLLINSVILLE SCHOOLS													
Legal Description														
Lot/Long: 36.34971617 -95.74064172														
LOT 8 BLOCK 6 TRAILS END ESTATES														
Building Permits														
<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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1521/125	DISALVATORE, GREG & PAIGE	08/18/2003	187,500	YES										
1173/447	SANDERS, JERRY B & DOROTHY-J	05/17/1999	172,000	Yes										
1129/166	SOKOLOSKY, D M &	08/05/1998	19,500	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax						
Remove Cap	2004	Land Value	57,657	40,593	11%	4,465	Assessed	21,775 2,454.00						
Year Frozen	2017	Improvements	223,516	157,365		17,310	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -102.00						
TIF Project ID	0	Total Value	281,173	197,958		21,775	Total Taxable	20,775 2,352.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660027249	VAN HERSH, W HAYS &	28	275,416	1000	20,776	2,352.00							
2024	2024-660027249	VAN HERSH, W HAYS &	28	300,317	1000	20,776	2,393.00							
2023	2023-660027249	VAN HERSH, W HAYS &	28	226,400	1000	20,775	2,354.00							
2022	2022-660027249	VAN HERSH, W HAYS &	28	231,404	1000	20,776	2,341.00							
2021	2021-660027249	VAN HERSH, W HAYS &	28	209,133	1000	20,775	2,372.00							
2020	2020-660027249	VAN HERSH, W HAYS &	28	207,881	1000	20,775	2,377.00							
2019	2019-660027249	VAN HERSH, W HAYS &	28	197,958	1000	20,775	2,354.00							
2018	2018-660027249	VAN HERSH, W HAYS &	28	203,467	1000	21,202	2,425.00							
2017	2017-660027249	VAN HERSH, W HAYS &	28	201,835	1000	21,202	2,391.00							
2016	2016-660027249	VAN HERSH, W HAYS &	28	196,877	1000	20,640	2,278.00							
2015	2015-660027249	VAN HERSH, W HAYS &	28	190,994	1000	20,009	2,232.00							
2014	2014-660027249	VAN HERSH, W HAYS &	28	194,217	1000	19,815	2,152.00							
2013	2013-660027249	VAN HERSH, W HAYS &	28	183,715	1000	19,209	2,083.00							



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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 48405 Non-Ag Acres 1.1133 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 48,494.00 x 1.19 = 57,657 Factor Value Adjustments 1.0000 Lot Value 57,657		<p>C:\Users\RLN\Pictures\2018-04-05 04-05-18\04-05-18 053.JPG 4/6/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,067 / 2,067
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,067
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21



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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	237,505	114.90	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	285,570 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.69	Total Misc Impr	+ 16,215				
Roofing Adj	+ 4.66	Garage Cost	+ 14,522				
Subfloor Adj	+ -2.19	Total RCN	= 298,021				
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 74,505				
Plumbing Adj	+ 7.51	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 223,516				
Adj Base Cost	= 129.31	Lot Value	+ 57,657				
Total Area	x 2,067	Indicated Value	= 281,173				
Adjusted Cost	= 267,284	Value Per SqFt	136.03				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	223,516		
Lot Value	57,657		
Indicated Value	281,173	136.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	281,173	136.03	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	65695		266	266	26.10		6,943
PRCH	SLAB PORCH - COVERED	65696		23x6	138	26.50		3,657



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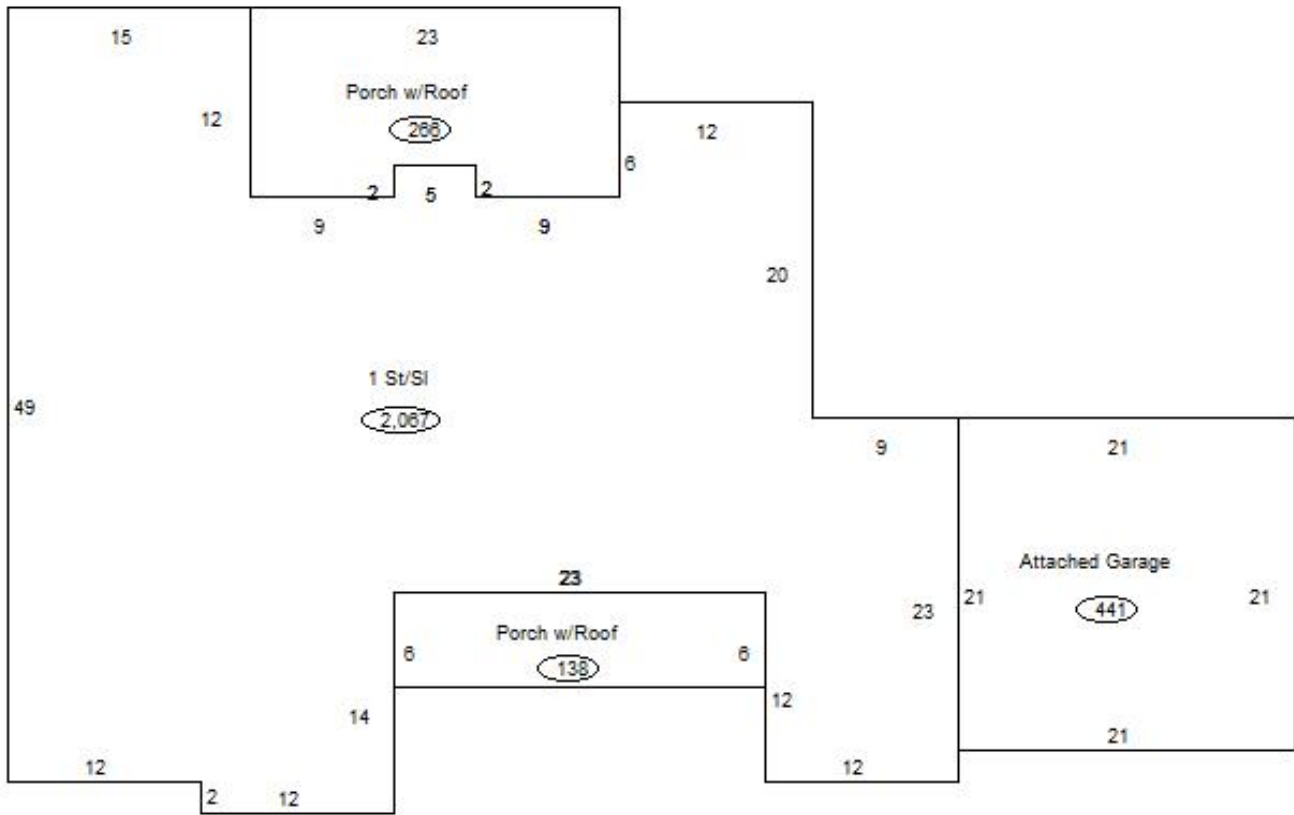
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,067	1.000	2,067
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	266	1.000	266
4	M	PRCH		13	SLBC	138	1.000	138
Total Building Area						2,067		2,067