



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 660027251 Parcel ID 000000-00-0-00831-007-0002 Cadastral ID 31-22-15-03330 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 271182 ALEXANDER, AL G JR TRUST 18037 S RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 18037 S RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0002 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\070722(77)\IMG_0016.JPG 7/6/2022</p>														
Legal Description Lat/Long: 36.34999603 -95.74408939																			
LOT 2 BLOCK 7 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2467/915	ALEXANDER, AL G JR &	04/20/2015	0	4										
					2350/459	ALEXANDER, AL G JR	08/13/2013	0	4										
					1231/546	GAITHER DEVELOPMENT INC	05/25/2000	113,000	Yes										
					1206/430	ALEXANDER, AL G JR &-BEVERLY J	12/14/1999	0	No										
					1170/28	SOKOLOSKY, D M &	05/05/1999	15,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax										
Remove Cap	2002		Land Value 58,988	37,314	11%	4,105	Assessed	22,511	2,536.94										
Year Frozen	0		Improvements 212,494	167,329		18,406	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-102.00										
TIF Project ID	0		Total Value 271,482	204,643		22,511	Total Taxable	21,511	2,435.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660027251	ALEXANDER, AL G JR			28	264,517	1000	20,855	2,361.00										
2024	2024-660027251	ALEXANDER, AL G JR			28	288,279	1000	20,219	2,329.00										
2023	2023-660027251	ALEXANDER, AL G JR			28	210,060	1000	19,600	2,222.00										
2022	2022-660027251	ALEXANDER, AL G JR			28	204,247	1000	19,001	2,142.00										
2021	2021-660027251	ALEXANDER, AL G JR			28	183,126	1000	18,418	2,104.00										
2020	2020-660027251	ALEXANDER, AL G JR			28	174,044	1000	17,853	2,045.00										
2019	2019-660027251	ALEXANDER, AL G JR			28	166,398	1000	17,304	1,963.00										
2018	2018-660027251	ALEXANDER, AL G JR			28	172,387	1000	16,891	1,934.00										
2017	2017-660027251	ALEXANDER, AL G JR			28	171,057	1000	16,370	1,850.00										
2016	2016-660027251	ALEXANDER, AL G JR			28	167,072	1000	15,864	1,754.00										
2015	2015-660027251	ALEXANDER, AL G JR			28	158,686	1000	15,374	1,718.00										
2014	2014-660027251	ALEXANDER, AL G JR &			28	161,404	1000	14,897	1,622.00										
2013	2013-660027251	ALEXANDER, AL G JR &			28	152,674	1000	14,434	1,568.00										



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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1603	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	50,541.00 x 1.17 = 58,988	
Factor Value		
Adjustments	1.0000	
Lot Value	58,988	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,755 / 1,755
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,755
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	240,103	136.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	226,840 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.87	Total Misc Impr	+	12,448			
Roofing Adj	+ 4.83	Garage Cost	+	15,422			
Subfloor Adj	+ -2.31	Total RCN	=	250,509			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	57,617			
Plumbing Adj	+ 8.83	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	192,892			
Adj Base Cost	= 126.86	Lot Value	+	58,988			
Total Area	x 1,755	Indicated Value	=	251,880			
Adjusted Cost	= 222,639	Value Per SqFt		143.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,892		
Lot Value	58,988		
Indicated Value	251,880	143.52	Per SqFt
Agland Value			
Site Improvements	19,602		
Total Value	271,482	154.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65704	28x4		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	65705	220		220	26.24		5,773
PATO	SLAB PORCH - OPEN	65706	430		430	8.60		3,698



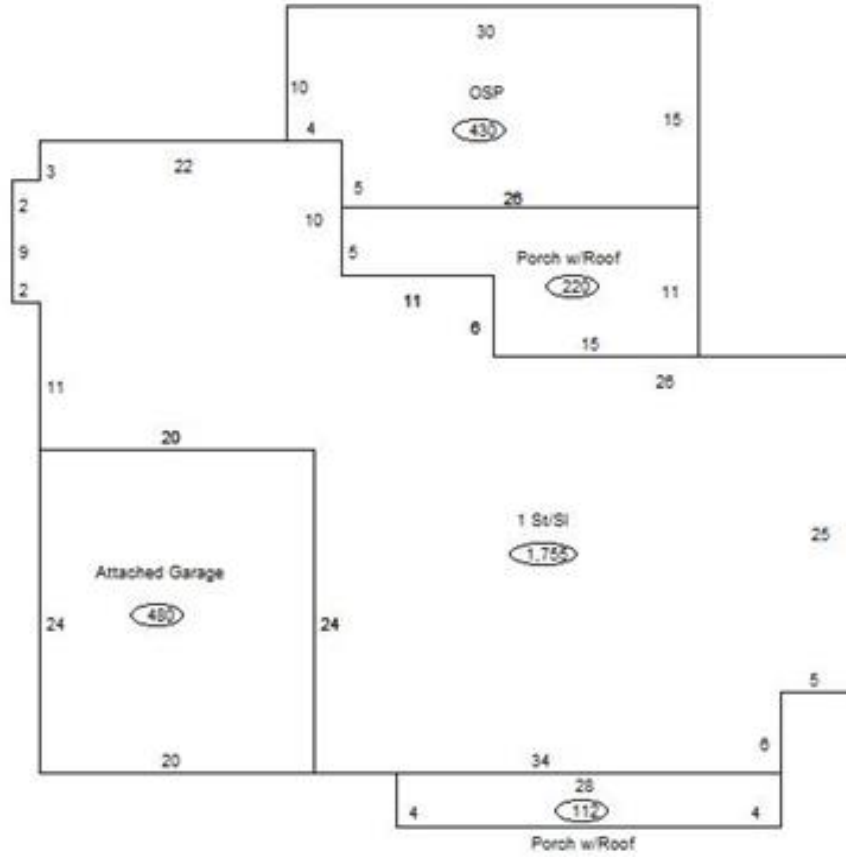
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Sketch Image

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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	1,755	1.000	1,755
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	220	1.000	220
5	M	PATO		13	Open Slab	430	1.000	430
Total Building Area						1,755		1,755



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual 2	Cond 3	Year 2001	Eff Age 19		
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (30.25 x 1,200)	36,300	36,300	16,698	19,602