



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 660027262 Parcel ID 000000-00-0-00831-008-0004 Cadastral ID 31-22-15-03440 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 328391 MCGEE, SCOTT 18284 S CEDAR RIDGE RD CLAREMORE OK 74019-0000 Parcel Location Situs 18284 S CEDAR RIDGE RD Subdivision TRAILS END ESTATES Lot/Block 0004 / 0008 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: 36.34423780 -95.74427307 LOT 4 BLOCK 8 TRAILS END ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0547		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	45,943.00 x 1.22 = 55,999		
Factor Value			
Adjustments	1.0000		
Lot Value	55,999		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,555 / 1,555
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,555
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	205,220 131.97 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	235,110 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	180,594
Lot Value	55,999
Indicated Value	236,593 152.15 Per SqFt
Agland Value	
Site Improvements	19,978
Total Value	256,571 165.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.13	Total Misc Impr	+ 8,317
Roofing Adj	+ 4.48	Garage Cost	+ 12,100
Subfloor Adj	+ -1.15	Total RCN	= 228,600
Heat/Cool Adj	+ 11.47	Depreciation (21%)	- 48,006
Plumbing Adj	+ 12.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 180,594
Adj Base Cost	= 133.88	Lot Value	+ 55,999
Total Area	x 1,555	Indicated Value	= 236,593
Adjusted Cost	= 208,183	Value Per SqFt	152.15

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	65746			72	24.04		1,731
PATO	SLAB PORCH - OPEN	65747			142	10.49		1,490



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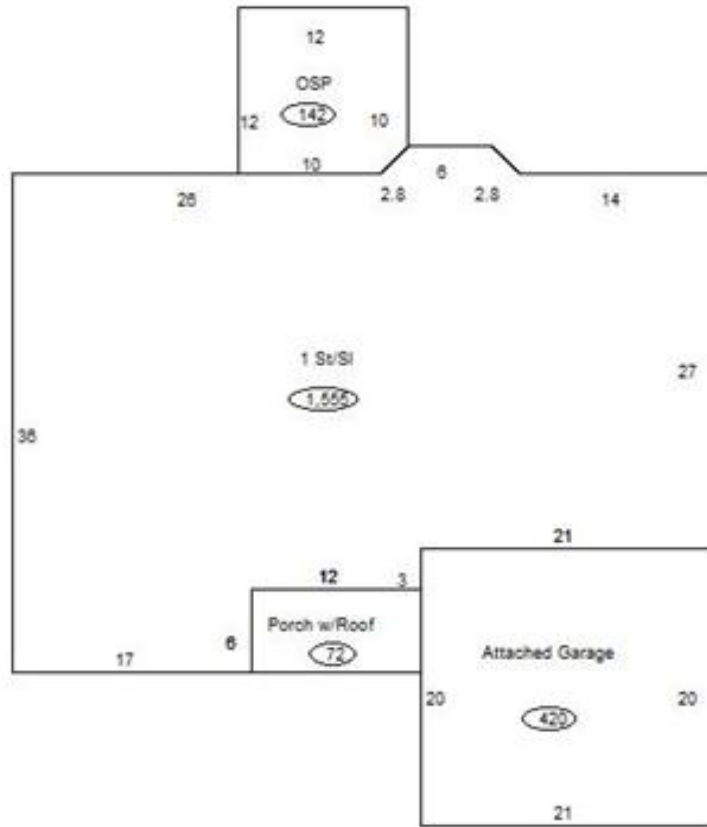
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Sketch Image

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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	1,555	1.000	1,555
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PATO		13	Open Slab	142	1.000	142
Total Building Area						1,555		1,555



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPS	CARPORT SLAB	0x0x0			1,104	
	Qual	3	Cond 3	Year 2011	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (7.32 x 1,104)		8,081		8,081	1,616	6,465
	UTIL	SHOP BUILDING	0x0x0			576	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 576)		18,017		18,017	4,504	13,513