



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 660027272 Parcel ID 000000-00-0-00831-008-0014 Cadastral ID 31-22-15-03540 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 285619 DEHART, JEFFREY L & LISA G 18097 S RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 18097 S RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0014 / 0008 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\New folder (77)\IMG_0006.JPG 7/7/2022</p>																																																	
Legal Description Lat/Long: 36.34865743 -95.74433616																																																						
LOT 14 BLOCK 8 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					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1594/102	MCDANIEL, RUEL M & VONDA L	05/28/2004	249,000	YES																																													
					1131/713	SOKOLOSKY, D M &	09/08/1998	19,500	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>112.698</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2005</td> <td>Land Value 80,266</td> <td>55,916</td> <td>11%</td> <td>6,151</td> <td>Assessed</td> <td>40,438</td> <td>4,557.28</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 311,698</td> <td>311,698</td> <td> </td> <td>34,287</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-101.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 391,964</td> <td>367,614</td> <td> </td> <td>40,438</td> <td>Total Taxable</td> <td>39,438</td> <td>4,456.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2005	Land Value 80,266	55,916	11%	6,151	Assessed	40,438	4,557.28	Year Frozen	0	Improvements 311,698	311,698		34,287	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-101.00	TIF Project ID	0	Total Value 391,964	367,614		40,438	Total Taxable	39,438	4,456.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027272	DEHART, JEFFREY L &	28	383,222	1000	38,260	4,322.00																																															
2024	2024-660027272	DEHART, JEFFREY L &	28	419,538	1000	37,116	4,263.00																																															
2023	2023-660027272	DEHART, JEFFREY L &	28	336,420	1000	36,006	4,069.00																																															
2022	2022-660027272	DEHART, JEFFREY L &	28	343,313	1000	36,764	4,130.00																																															
2021	2021-660027272	DEHART, JEFFREY L &	28	336,387	1000	35,940	4,094.00																																															
2020	2020-660027272	DEHART, JEFFREY L &	28	333,618	1000	34,864	3,980.00																																															
2019	2019-660027272	DEHART, JEFFREY L &	28	316,538	1000	33,819	3,823.00																																															
2018	2018-660027272	DEHART, JEFFREY L &	28	325,713	1000	34,828	3,975.00																																															
2017	2017-660027272	DEHART, JEFFREY L &	28	322,086	1000	34,007	3,827.00																																															
2016	2016-660027272	DEHART, JEFFREY L &	28	314,297	1000	32,987	3,632.00																																															
2015	2015-660027272	DEHART, JEFFREY L &	28	304,556	1000	31,998	3,560.00																																															
2014	2014-660027272	DEHART, JEFFREY L &	28	310,509	1000	31,036	3,363.00																																															
2013	2013-660027272	DEHART, JEFFREY L &	28	293,422	1000	30,103	3,255.00																																															



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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	87858	
Non-Ag Acres	1.9118	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	83,277.00 x .96 = 80,266	
Factor Value		
Adjustments	1.0000	
Lot Value	80,266	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,260 / 2,902
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,260
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	550 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	377,008	129.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	435,070		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.42	Total Misc Impr	+	12,492			
Roofing Adj	+ 2.58	Garage Cost	+	21,439			
Subfloor Adj	+ -1.66	Total RCN	=	372,014			
Heat/Cool Adj	+ 14.47	Depreciation (25%)	-	93,004			
Plumbing Adj	+ 7.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	279,010			
Adj Base Cost	= 116.50	Lot Value	+	80,266			
Total Area	x 2,902	Indicated Value	=	359,276			
Adjusted Cost	= 338,083	Value Per SqFt		123.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,010		
Lot Value	80,266		
Indicated Value	359,276	123.80	Per SqFt
Agland Value			
Site Improvements	32,688		
Total Value	391,964	135.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65787	384		384	28.20		10,829
PATO	SLAB PORCH - OPEN	65788	22x6		132	12.60		1,663



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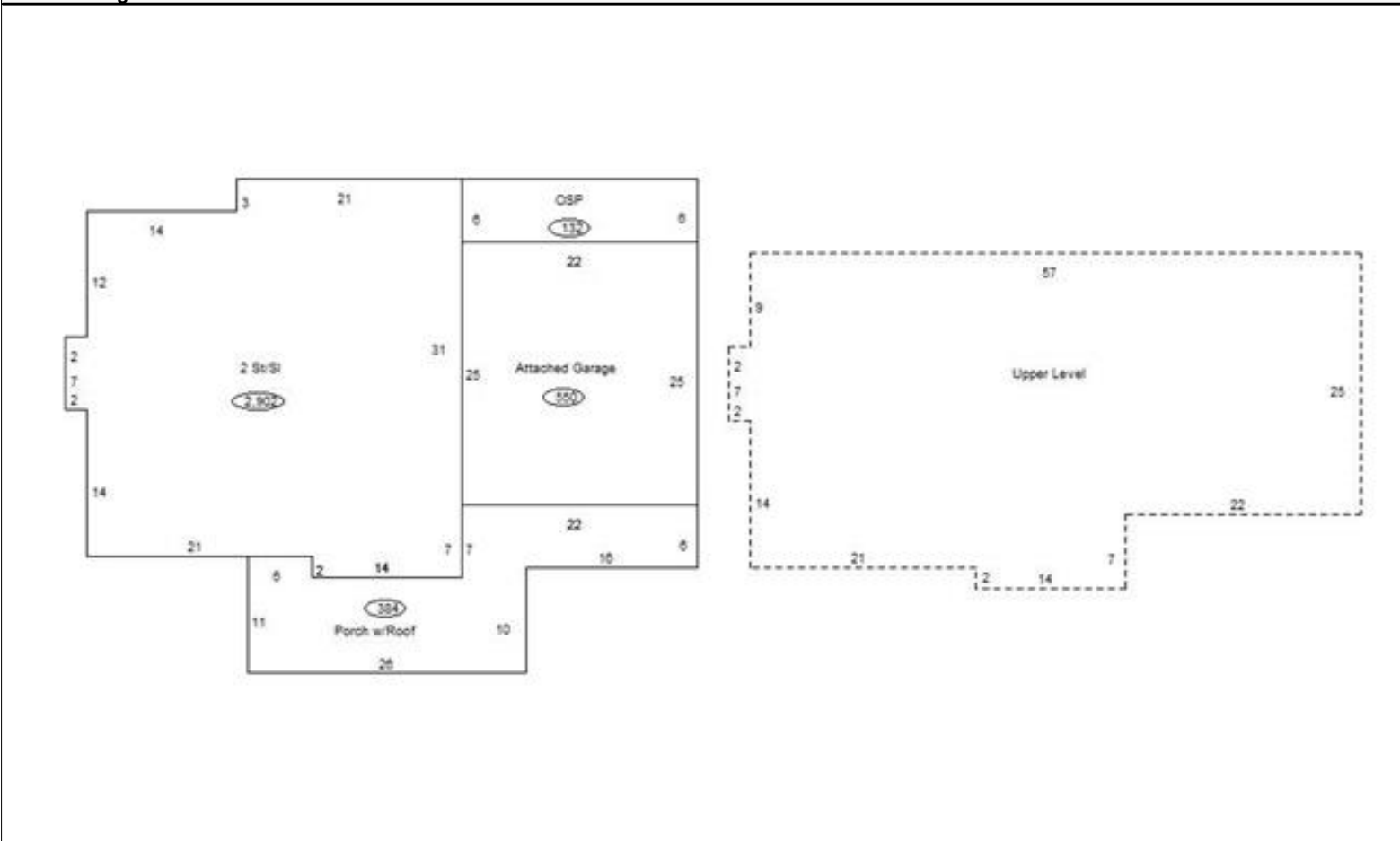
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,260	2.303	2,902
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	384	1.000	384
4	M	PATO		13	Open Slab	132	1.000	132
5	U	^UL		13	Upper Level	1,642	1.000	1,642
Total Building Area						1,260		2,902



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,500
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
Base Cost (27.24 x 1,500)		40,860	40,860	8,172	32,688	