




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 660027283 Parcel ID 000000-00-0-00831-008-0025 Cadastral ID 31-22-15-03650 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 276681 LEMMON, JAMES M & LYNETTE K 18317 S RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 18317 S RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0025 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-04-05 04-05-18\04-05-18 101.JPG 4/6/2018</p>																																																	
Legal Description Lat/Long: 36.34337838 -95.74524333																																																						
LOT 25 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1288/631	GAITHER DEVELOPMENT INC	04/27/2001	110,500	Yes																																													
					1225/257	SOKOLOSKY, D M &	04/25/2000	27,000	No																																													
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>2002</td> <td>Land Value 56,135</td> <td>38,862</td> <td>11%</td> <td>4,275</td> <td>Assessed</td> <td>24,241</td> <td>2,731.91</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 218,323</td> <td>181,507</td> <td> </td> <td>19,966</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>-102.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 274,458</td> <td>220,369</td> <td> </td> <td>24,241</td> <td>Total Taxable</td> <td>23,241</td> <td>2,630.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2002	Land Value 56,135	38,862	11%	4,275	Assessed	24,241	2,731.91	Year Frozen	0	Improvements 218,323	181,507		19,966	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-102.00	TIF Project ID	0	Total Value 274,458	220,369		24,241	Total Taxable	23,241	2,630.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027283	LEMMON, JAMES M &	28	271,356	1000	22,534	2,550.00																																															
2024	2024-660027283	LEMMON, JAMES M &	28	277,601	1000	21,849	2,515.00																																															
2023	2023-660027283	LEMMON, JAMES M &	28	212,450	1000	21,183	2,400.00																																															
2022	2022-660027283	LEMMON, JAMES M &	28	208,133	1000	20,537	2,314.00																																															
2021	2021-660027283	LEMMON, JAMES M &	28	197,563	1000	19,911	2,274.00																																															
2020	2020-660027283	LEMMON, JAMES M &	28	188,307	1000	19,301	2,210.00																																															
2019	2019-660027283	LEMMON, JAMES M &	28	179,184	1000	18,710	2,121.00																																															
2018	2018-660027283	LEMMON, JAMES M &	28	185,849	1000	19,314	2,210.00																																															
2017	2017-660027283	LEMMON, JAMES M &	28	184,306	1000	18,722	2,114.00																																															
2016	2016-660027283	LEMMON, JAMES M &	28	179,659	1000	18,148	2,004.00																																															
2015	2015-660027283	LEMMON, JAMES M &	28	169,001	1000	17,590	1,963.00																																															
2014	2014-660027283	LEMMON, JAMES M &	28	172,008	1000	17,332	1,885.00																																															
2013	2013-660027283	LEMMON, JAMES M &	28	161,801	1000	16,798	1,823.00																																															



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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 47977 Non-Ag Acres 1.0595 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 46,152.00 x 1.22 = 56,135 Factor Value Adjustments 1.0000 Lot Value 56,135		

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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	2,241 / 2,241
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,241
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	213,381	95.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	73,260		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.90	Total Misc Impr	+	10,650			
Roofing Adj	+ 4.36	Garage Cost	+				
Subfloor Adj	+ -2.06	Total RCN	=	283,537			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	65,214			
Plumbing Adj	+ 6.93	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	218,323			
Adj Base Cost	= 121.77	Lot Value	+	56,135			
Total Area	x 2,241	Indicated Value	=	274,458			
Adjusted Cost	= 272,887	Value Per SqFt		122.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	218,323		
Lot Value	56,135		
Indicated Value	274,458	122.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	274,458	122.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65841	16x10		160	26.43		4,229
PRCH	SLAB PORCH - COVERED	65842	26x6		156	26.44		4,125
PATO	SLAB PORCH - OPEN	65843	10x10		100	11.48		1,148
PATO	SLAB PORCH - OPEN	65844	10x10		100	11.48		1,148

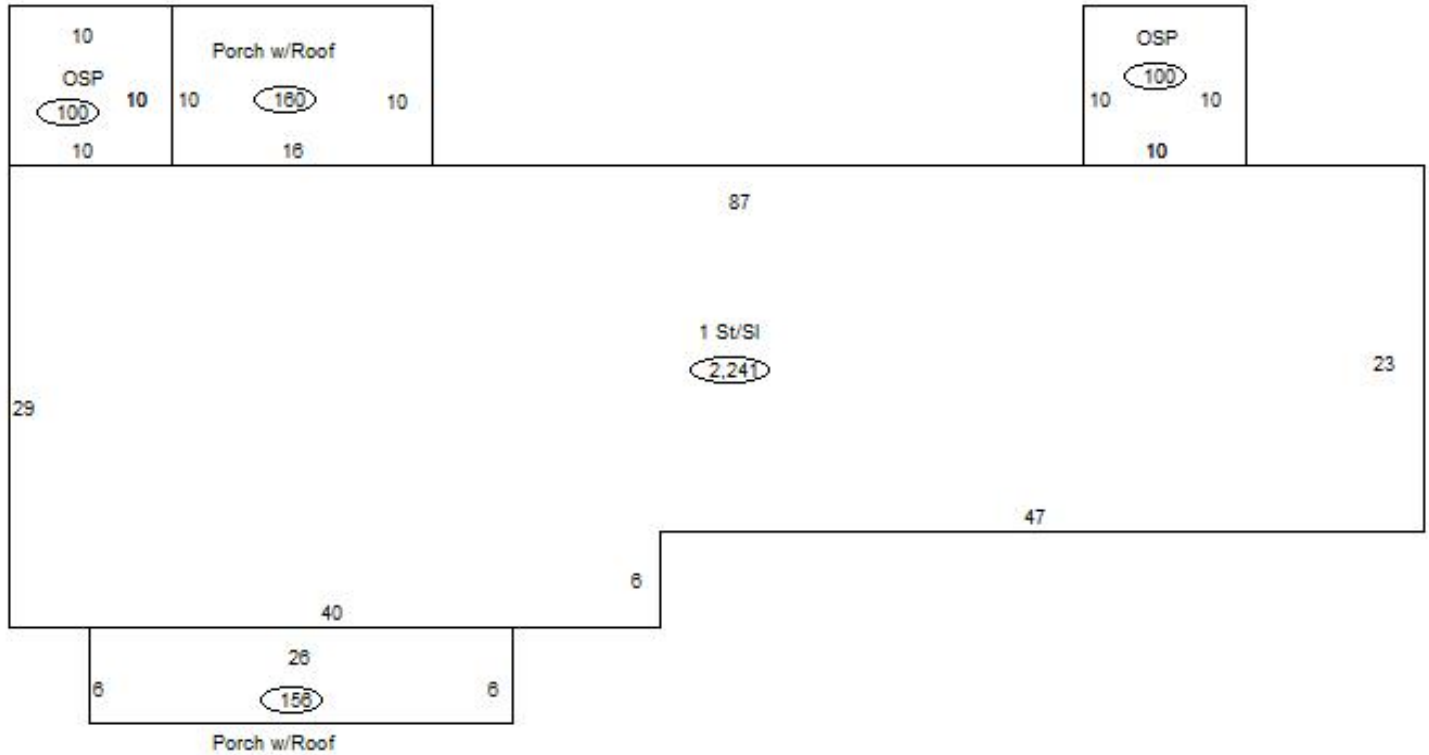


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Sketch Image

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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	2,241	1.000	2,241
2	M	PRCH		13	SLBC	160	1.000	160
3	M	PRCH		13	SLBC	156	1.000	156
4	M	PATO		13	Open Slab	100	1.000	100
5	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						2,241		2,241