




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:14:23
Page 1

Assessment Data					Primary Image														
Account 660027288 Parcel ID 000000-00-0-00831-009-0005 Cadastral ID 31-22-15-03700 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 326282 FRANK, RYAN 18357 S DOGWOOD RD CLAREMORE OK 74019-0000 Parcel Location Situs 18357 S DOGWOOD RD Subdivision TRAILS END ESTATES Lot/Block 0005 / 0009 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 (81)\IMG_0014.JPG 7/18/2022</p>														
Legal Description Lot/Long: 36.34266723 -95.74556528																			
LOT 5 BLOCK 9 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	/	MCCLENDON, MARK ANDRE	11/06/2018	175,000	YES										
H	Homestead	No	1,000		2432/248	WHITE, THOMAS A & DEBRA L	10/03/2014	155,000	YES										
					1337/132	TIM MILLER COMPANY--BUILDERS	11/21/2001	123,000	YES										
					1281/24	SOKOLOSKY, D M &	04/30/2001	16,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax										
Remove Cap	2019		Land Value 62,925	44,949	11%	4,944	Assessed	24,023	2,707.34										
Year Frozen	0		Improvements 173,446	173,446		19,079	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-101.00										
TIF Project ID	0		Total Value 236,371	218,395		24,023	Total Taxable	23,023	2,606.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660027288	FRANK, RYAN	28	234,218	1000	22,323	2,527.00												
2024	2024-660027288	FRANK, RYAN	28	258,123	1000	21,644	2,492.00												
2023	2023-660027288	FRANK, RYAN	28	203,974	1000	20,985	2,378.00												
2022	2022-660027288	FRANK, RYAN	28	213,550	1000	20,345	2,293.00												
2021	2021-660027288	FRANK, RYAN	28	196,863	1000	19,723	2,253.00												
2020	2020-660027288	FRANK, RYAN	28	184,756	1000	19,120	2,189.00												
2019	2019-660027288	FRANK, RYAN	28	177,578	0	19,534	2,200.00												
2018	2018-660027288	MCCLENDON, MARK ANDRE	28	170,545	0	18,760	2,133.00												
2017	2017-660027288	MCCLENDON, MARK ANDRE	28	169,205	0	18,613	2,087.00												
2016	2016-660027288	MCCLENDON, MARK ANDRE	28	165,187	0	17,961	1,969.00												
2015	2015-660027288	MCCLENDON, MARK ANDRE	28	155,505	0	17,106	1,895.00												
2014	2014-660027288	WHITE, THOMAS A & DEBRA L	28	145,373	1000	14,531	1,583.00												
2013	2013-660027288	WHITE, THOMAS A & DEBRA L	28	137,076	1000	14,078	1,530.00												



Rogers

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Date 04/16/2026
Time 21:14:24
Page 2

Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2993	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	56,598.00 x 1.11 = 62,925	
Factor Value		
Adjustments	1.0000	
Lot Value	62,925	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,728 / 1,728
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,728
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	640 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	213,868	123.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	110,120		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.24	Total Misc Impr	+	11,640			
Roofing Adj	+ 4.18	Garage Cost	+	16,704			
Subfloor Adj	+ -1.12	Total RCN	=	226,926			
Heat/Cool Adj	+ 11.47	Depreciation (24%)	-	54,462			
Plumbing Adj	+ 8.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	172,464			
Adj Base Cost	= 114.92	Lot Value	+	62,925			
Total Area	x 1,728	Indicated Value	=	235,389			
Adjusted Cost	= 198,582	Value Per SqFt		136.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,464		
Lot Value	62,925		
Indicated Value	235,389	136.22	Per SqFt
Agland Value			
Site Improvements	982		
Total Value	236,371	136.79	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	65864	32x7		224	23.49		5,262
PATO	SLAB PORCH - OPEN	65865	12x10		120	10.68		1,282



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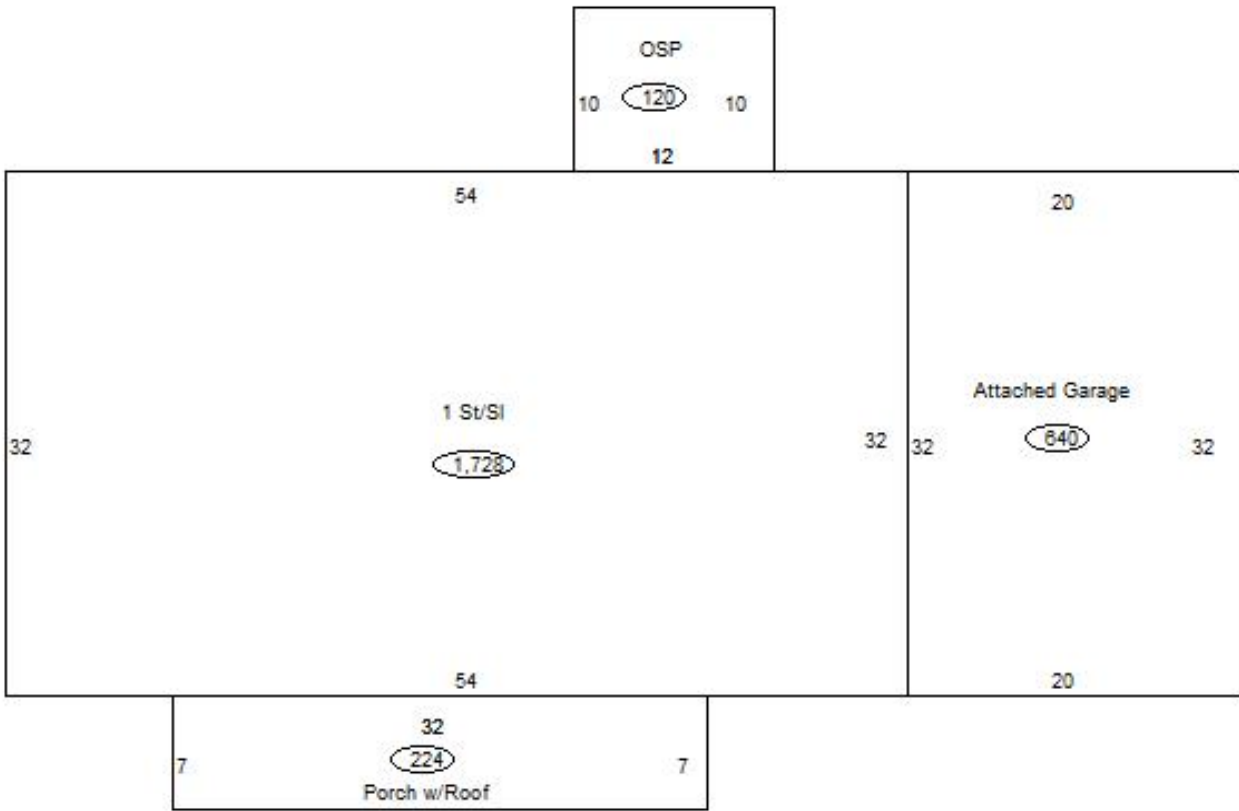
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Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:14:24
 Page 3

Sketch Image

660027288



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,728	1.000	1,728
2	G	1		13	Attached Garage	640	1.000	640
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,728		1,728



Rogers


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Date 04/16/2026
Time 21:14:24
Page 4

660027288

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			280
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (4.68 x 280)		1,310		1,310 328		982