



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 660027292 Parcel ID 000000-00-0-00831-009-0009 Cadastral ID 31-22-15-03740 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 322984 DOWNARD PROPERTIES LLC 402880 W 4000 RD COLLINSVILLE OK 74021-0000 Parcel Location Situs 04795 E ELM RD Subdivision TRAILS END ESTATES Lot/Block 0009 / 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 (77)\IMG_0043.JPG 7/7/2022</p>																																		
Legal Description Lat/Long: 36.34088661 -95.74664543																																							
LOT 9 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	No	1,000		2672/382	NANCE, LEA	10/23/2017	83,000	19																														
					2657/187	NANCE, DAVID EDWARD	03/28/2016		4																														
					1671/502	ZOCHER, MARTIN DENIS	04/14/2005	108,000	YES																														
					1393/576	MCCRAW, ROBERT D & AUDREY	07/25/2002	104,500	YES																														
					1117/642	BOYS OF OKLAHOMA-CONSTRUCTIC	06/12/1998	86,000	Yes																														
					1079/461	SOKOLOSKY, D M &	08/29/1997	67,500	No																														
Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax																														
Remove Cap	2018		Land Value 57,556	42,428	11%	4,667	Assessed	16,048	1,808.58																														
Year Frozen	0		Improvements 134,434	103,461		11,381	Penalty	0																															
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																														
TIF Project ID	0		Total Value 191,990	145,889		16,048	Total Taxable	16,048	1,809.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660027292	DOWNARD PROPERTIES LLC			28	188,764	0	15,284	1,723.00																														
2024	2024-660027292	DOWNARD PROPERTIES LLC			28	210,132	0	14,556	1,667.00																														
2023	2023-660027292	DOWNARD PROPERTIES LLC			28	126,025	0	13,863	1,561.00																														
2022	2022-660027292	DOWNARD PROPERTIES LLC			28	128,978	0	14,188	1,589.00																														
2021	2021-660027292	DOWNARD PROPERTIES LLC			28	130,208	0	14,038	1,593.00																														
2020	2020-660027292	DOWNARD PROPERTIES LLC			28	121,542	0	13,370	1,521.00																														
2019	2019-660027292	DOWNARD PROPERTIES LLC			28	116,288	0	12,792	1,441.00																														
2018	2018-660027292	DOWNARD PROPERTIES LLC			28	121,380	0	13,352	1,519.00																														
2017	2017-660027292	NANCE, LEA			28	122,589	1000	12,113	1,372.00																														
2016	2016-660027292	NANCE, DAVID EDWARD			28	119,784	1000	11,731	1,301.00																														
2015	2015-660027292	NANCE, DAVID EDWARD			28	112,368	1000	11,360	1,274.00																														
2014	2014-660027292	NANCE, DAVID EDWARD			28	115,189	1000	11,073	1,209.00																														
2013	2013-660027292	NANCE, DAVID EDWARD			28	108,738	1000	10,722	1,168.00																														



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Lot Data		Square-Foot - NBHD 1132 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	49051				
Non-Ag Acres	1.1097				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	48,338.00 x 1.19 = 57,556				
Factor Value					
Adjustments	1.0000				
Lot Value	57,556				
Residential Data				<p>\\tsclient\T\TOMMY DUNLAP\New folder (77)\IMG_0043.JPG 7/7/2022</p>	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,330 / 1,330			Adusted R 0.8445	
Style	100% One Story			Indicated Value 159,693 120.07 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,330			Adjustment Model 1 2022 Residential	
Fixture/RghIn	11 /			Comparables	
Bed/F/H Bath	3 / 2.0 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type	360 Attached Garage - Unfinished 2 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 134,434	
Year/Eff Age	1998 / 21			Lot Value 57,556	
Cost Approach		Manual : 01/2025		Indicated Value 191,990 144.35 Per SqFt	
Base Cost	103.40	Total Misc Impr	+ 1,959	Agland Value	
Roofing Adj	+ 4.64	Garage Cost	+ 10,800	Site Improvements	
Subfloor Adj	+ -1.22	Total RCN	= 184,156	Total Value 191,990 144.35 Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 49,722		
Plumbing Adj	+ 10.58	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 134,434		
Adj Base Cost	= 128.87	Lot Value	+ 57,556		
Total Area	x 1,330	Indicated Value	= 191,990		
Adjusted Cost	= 171,397	Value Per SqFt	144.35		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	65878	7x4		28	24.18	677
PATO	SLAB PORCH - OPEN	65880	12x10		120	10.68	1,282



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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	1,330	1.000	1,330
2	M	PRCH		13	SLBC	28	1.000	28
3	G	1		13	Attached Garage	360	1.000	360
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,330		1,330