



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 660027302 Parcel ID 000000-00-0-00831-009-0019 Cadastral ID 31-22-15-03840 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 276545 ANDERSON, JASON & AMBER 18282 S RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 18282 S RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0019 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 53325 Non-Ag Acres 1.1696 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 50,950.00 x 1.16 = 59,254 Factor Value Adjustments 1.0000 Lot Value 59,254		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,517 / 1,517
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,517
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
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 180,883 119.24 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 51,530 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.46	Total Misc Impr	+ 6,188
Roofing Adj	+ 4.50	Garage Cost	+ 12,507
Subfloor Adj	+ -1.15	Total RCN	= 207,653
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 51,913
Plumbing Adj	+ 9.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 155,740
Adj Base Cost	= 124.56	Lot Value	+ 59,254
Total Area	x 1,517	Indicated Value	= 214,994
Adjusted Cost	= 188,958	Value Per SqFt	141.72

Value Reconciliation
Selected Approach Cost Approach Improvements 155,740 Lot Value 59,254 Indicated Value 214,994 141.72 Per SqFt Agland Value Site Improvements Total Value 214,994 141.72 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65922	96		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	65923	164		164	23.70		3,887



Rogers

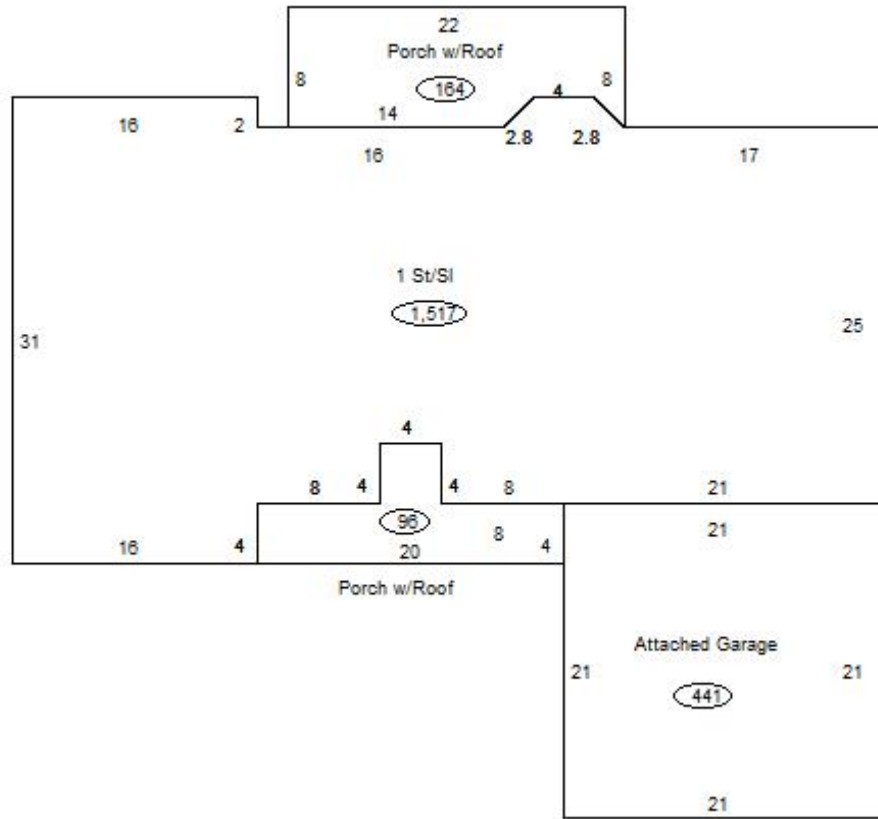
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Sketch Image

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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	1,517	1.000	1,517
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	164	1.000	164
Total Building Area						1,517		1,517



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						