




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660027307 <b>Parcel ID</b> 000000-00-0-00831-009-0024 <b>Cadastral ID</b> 31-22-15-03890 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 314993 REEVE, MELVIN E & CINDY  18245 E ELM RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 18245 E ELM RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0024 / 0009 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 31 / 22 / 15 / 5 <b>Neighborhood</b> 1132 - R-V04-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS					 <p style="text-align: right; color: orange;">07/07/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (77)\IMG_0061.JPG 7/7/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.34516678 -95.74751506																																																						
LOT 24 BLOCK 9 TRAILS END ESTATES					<b>Building Permits</b> <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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<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					2468/33	JONES, CARY D &	04/03/2015	177,000	WG																																													
					2064/797	DE AMICO, JOHN P & DAWN M	10/19/2009	177,500	11																																													
<b>Parcel Valuation</b>					<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>2016</td> <td>Land Value 65,031</td> <td>57,630</td> <td>11%</td> <td>6,339</td> <td>Assessed</td> <td>21,082</td> <td>2,375.90</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 134,028</td> <td>134,028</td> <td> </td> <td>14,743</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 199,059</td> <td>191,658</td> <td> </td> <td>21,082</td> <td>Total Taxable</td> <td>21,082</td> <td>2,376.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2016	Land Value 65,031	57,630	11%	6,339	Assessed	21,082	2,375.90	Year Frozen	0	Improvements 134,028	134,028		14,743	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 199,059	191,658		21,082	Total Taxable	21,082	2,376.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027307	REEVE, MELVIN E & CINDY	28	196,393	0	20,079	2,262.00																																															
2024	2024-660027307	REEVE, MELVIN E & CINDY	28	218,164	0	19,122	2,189.00																																															
2023	2023-660027307	REEVE, MELVIN E & CINDY	28	165,562	0	18,212	2,051.00																																															
2022	2022-660027307	REEVE, MELVIN E & CINDY	28	167,551	0	18,431	2,064.00																																															
2021	2021-660027307	REEVE, MELVIN E & CINDY	28	163,466	0	17,682	2,006.00																																															
2020	2020-660027307	REEVE, MELVIN E & CINDY	28	153,087	0	16,840	1,915.00																																															
2019	2019-660027307	REEVE, MELVIN E & CINDY	28	148,831	0	16,371	1,844.00																																															
2018	2018-660027307	REEVE, MELVIN E & CINDY	28	153,014	0	16,832	1,914.00																																															
2017	2017-660027307	REEVE, MELVIN E & CINDY	28	151,713	0	16,688	1,871.00																																															
2016	2016-660027307	REEVE, MELVIN E & CINDY	28	148,059	0	16,286	1,787.00																																															
2015	2015-660027307	REEVE, MELVIN E & CINDY	28	135,436	0	14,898	1,651.00																																															
2014	2014-660027307	JONES, CARY D &	28	136,539	0	14,292	1,542.00																																															
2013	2013-660027307	JONES, CARY D &	28	128,987	0	13,611	1,465.00																																															



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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	61375	
Non-Ag Acres	1.3737	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	59,839.00 x 1.09 = 65,031	
Factor Value		
Adjustments	1.0000	
Lot Value	65,031	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Stone
Base/Total Area	1,484 / 1,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,484
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

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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	171,458	115.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	192,130		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.68	Total Misc Impr	+	8,312			
Roofing Adj	+ 4.52	Garage Cost	+	12,889			
Subfloor Adj	+ -1.16	Total RCN	=	214,121			
Heat/Cool Adj	+ 11.47	Depreciation ( 41%)	-	87,790			
Plumbing Adj	+ 9.49	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	126,331			
Adj Base Cost	= 130.00	Lot Value	+	65,031			
Total Area	x 1,484	Indicated Value	=	191,362			
Adjusted Cost	= 192,920	Value Per SqFt		128.95			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,331		
Lot Value	65,031		
Indicated Value	191,362	128.95	Per SqFt
Agland Value			
Site Improvements	7,697		
Total Value	199,059	134.14	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
PATO	SLAB PORCH - OPEN	65941	18x8		144	10.47		1,508
PRCH	SLAB PORCH - COVERED	65942	71		71	24.05		1,708





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			816	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 816)		8,552		8,552	855	7,697
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x )						