




# 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> 660027309 <b>Parcel ID</b> 000000-00-0-00831-009-0026 <b>Cadastral ID</b> 31-22-15-03910 <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> 273424 BACHER, DAVID & BRENDA  18275 S ELM RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 18275 E ELM RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0026 / 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;">07/08/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (78)\IMG_0002.JPG 7/8/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.34439027 -95.74755218																																																						
LOT 26 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>Exemptions</b>					<b>Sale History</b>																																																	
<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>																																													
H	Homestead	Yes	1,000	1,000	1215/674	GANER, DON & FREDDA	02/22/2000	107,000	Yes																																													
					1051/801	SORENSEN, ALAN D	12/30/1996	105,000	Yes																																													
<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>2001</td> <td>Land Value 55,054</td> <td>41,257</td> <td>11%</td> <td>4,538</td> <td>Assessed</td> <td>18,836</td> <td>2,122.78</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 137,694</td> <td>129,982</td> <td> </td> <td>14,298</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 192,748</td> <td>171,239</td> <td> </td> <td>18,836</td> <td>Total Taxable</td> <td>17,836</td> <td>2,021.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2001	Land Value 55,054	41,257	11%	4,538	Assessed	18,836	2,122.78	Year Frozen	0	Improvements 137,694	129,982		14,298	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-102.00	TIF Project ID	0	Total Value 192,748	171,239		18,836	Total Taxable	17,836	2,021.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027309	BACHER, DAVID & BRENDA	28	190,070	1000	17,287	1,958.00																																															
2024	2024-660027309	BACHER, DAVID & BRENDA	28	205,685	1000	16,756	1,933.00																																															
2023	2023-660027309	BACHER, DAVID & BRENDA	28	156,709	1000	16,238	1,843.00																																															
2022	2022-660027309	BACHER, DAVID & BRENDA	28	154,807	1000	16,029	1,809.00																																															
2021	2021-660027309	BACHER, DAVID & BRENDA	28	167,607	1000	16,804	1,921.00																																															
2020	2020-660027309	BACHER, DAVID & BRENDA	28	157,138	1000	16,285	1,867.00																																															
2019	2019-660027309	BACHER, DAVID & BRENDA	28	152,683	1000	15,795	1,793.00																																															
2018	2018-660027309	BACHER, DAVID & BRENDA	28	158,648	1000	15,961	1,829.00																																															
2017	2017-660027309	BACHER, DAVID & BRENDA	28	157,240	1000	15,467	1,748.00																																															
2016	2016-660027309	BACHER, DAVID & BRENDA	28	153,504	1000	14,988	1,658.00																																															
2015	2015-660027309	BACHER, DAVID & BRENDA	28	146,680	1000	14,522	1,624.00																																															
2014	2014-660027309	BACHER, DAVID & BRENDA	28	147,870	1000	14,070	1,532.00																																															
2013	2013-660027309	BACHER, DAVID & BRENDA	28	141,697	1000	13,631	1,482.00																																															




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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 47976 <b>Non-Ag Acres</b> 1.0213 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,489.00 x 1.24 = 55,054 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 55,054		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (78)\IMG_0002.JPG 7/8/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,200 / 1,776
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,200
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	576 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1985 / 31

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	196,956	110.90	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	80.53	<b>Total Misc Impr</b>	+	28,298			
<b>Roofing Adj</b>	+ 3.01	<b>Garage Cost</b>	+	15,316			
<b>Subfloor Adj</b>	+ -0.78	<b>Total RCN</b>	=	225,050			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 41%)</b>	-	92,271			
<b>Plumbing Adj</b>	+ 7.93	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	132,779			
<b>Adj Base Cost</b>	= 102.16	<b>Lot Value</b>	+	55,054			
<b>Total Area</b>	x 1,776	<b>Indicated Value</b>	=	187,833			
<b>Adjusted Cost</b>	= 181,436	<b>Value Per SqFt</b>		105.76			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	132,779		
<b>Lot Value</b>	55,054		
<b>Indicated Value</b>	187,833	105.76	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	4,915		
<b>Total Value</b>	192,748	108.53	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	65945		848	848	22.02		18,673
PRCH	SLAB PORCH - COVERED	65946	16x12		192	23.59		4,529



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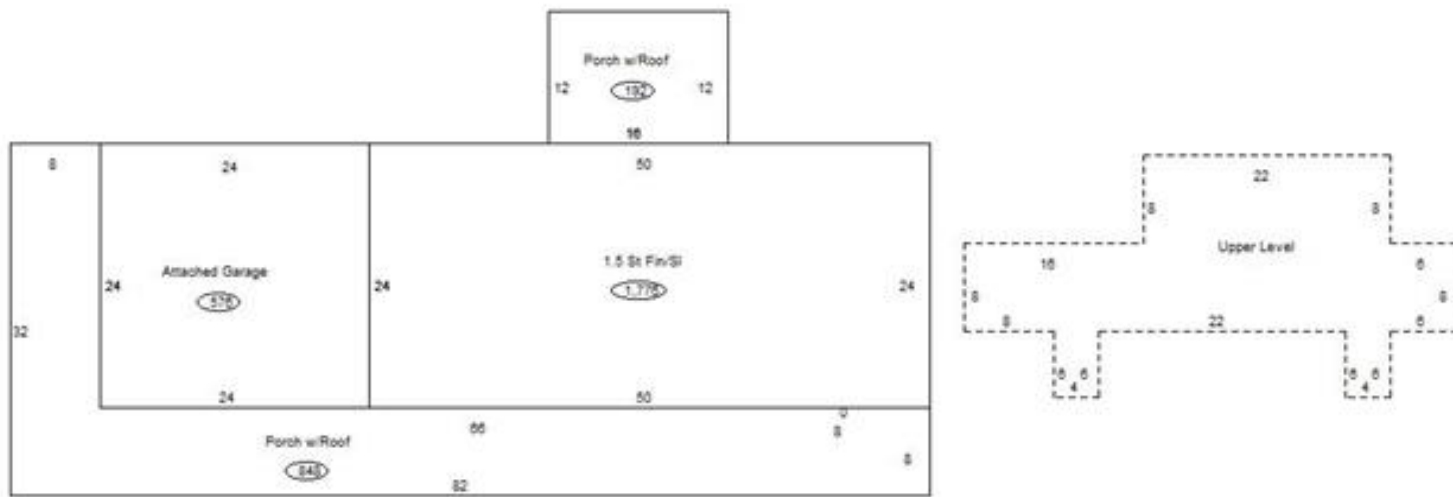
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### Sketch Image

660027309



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,200	1.480	1,776
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	848	1.000	848
4	M	PRCH		13	SLBC	192	1.000	192
5	U	^UL	Overhang	13	Upper Level	576	1.000	576
<b>Total Building Area</b>						<b>1,200</b>		<b>1,776</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			384
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 384)	6,144	6,144	1,229	4,915