



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660027324 Parcel ID 000000-00-0-00831-011-0004 Cadastral ID 31-22-15-04060 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 295655 NELSON, KEVIN D & JOANNE M 18420 S ELM RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 18420 E ELM RD Subdivision TRAILS END ESTATES Lot/Block 0004 / 0011 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34119030 -95.74863819 LOT 4 BLOCK 11 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 58251 Non-Ag Acres 1.2459 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 54,270.00 x 1.13 = 61,412 Factor Value Adjustments 1.0000 Lot Value 61,412		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,662 / 1,662
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,662
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 32

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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	138,752	83.48	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	105.01	Total Misc Impr	+	22,714	
Roofing Adj	+ 4.33	Garage Cost	+		
Subfloor Adj	+ -1.15	Total RCN	=	230,796	
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	96,934	
Plumbing Adj	+ 5.54	Lump Sums	+	3,920	
Basement Adj	+ 0.00	RCNLD	=	137,782	
Adj Base Cost	= 125.20	Lot Value	+	61,412	
Total Area	x 1,662	Indicated Value	=	199,194	
Adjusted Cost	= 208,082	Value Per SqFt		119.85	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,782		
Lot Value	61,412		
Indicated Value	199,194	119.85	Per SqFt
Agland Value			
Site Improvements	7,168		
Total Value	206,362	124.16	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	66013	14x6		84	24.00		2,016
PATO	SLAB PORCH - OPEN	66014	22x10		220	9.67		2,127
WODO	WOOD DECK - OPEN	66015	20x10		200	20.85	6%	3,920
EPSW	ENCLOSED PORCH - SOLID WALL	66016	218		218	61.81		13,475



Rogers

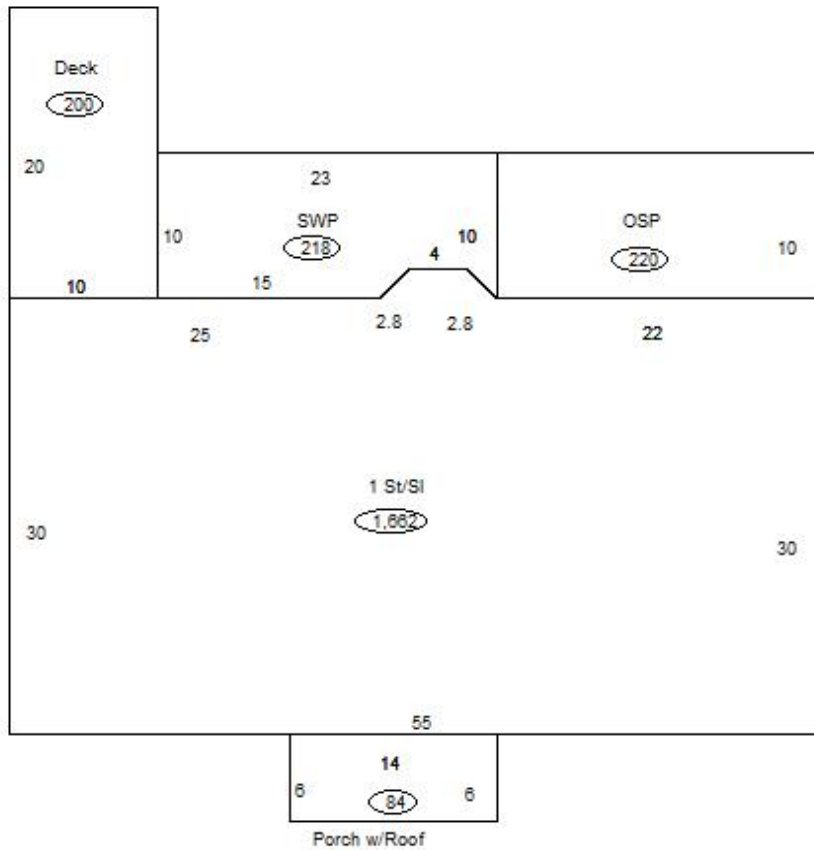
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Sketch Image

660027324



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,662	1.000	1,662
2	M	PRCH		13	SLBC	84	1.000	84
3	M	PATO		13	Open Slab	220	1.000	220
4	M	WODO		13	WODO	200	1.000	200
5	M	EPSW		13	EPSW	218	1.000	218
Total Building Area						1,662		1,662



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			896
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 896)		14,336	14,336	7,168	7,168	