



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:14:37
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Assessment Data					Primary Image																																																																																																																				
Account 660027328 Parcel ID 000000-00-0-00831-011-0008 Cadastral ID 31-22-15-04100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 315503 HOWARD, JOSHUA & KAYLA 18340 S ELM RD CLAREMORE OK 74019-0000 Parcel Location Situs 18340 E ELM RD Subdivision TRAILS END ESTATES Lot/Block 0008 / 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 Lot/Long: 36.34298265 -95.74868251																																																																																																																									
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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	48299		
Non-Ag Acres	1.0735		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	46,760.00 x 1.21 = 56,530		
Factor Value			
Adjustments	1.0000		
Lot Value	56,530		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,301 / 1,301
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,301
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	173,562 133.41 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	41,770 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	143,787
Lot Value	56,530
Indicated Value	200,317 153.97 Per SqFt
Agland Value	
Site Improvements	12,162
Total Value	212,479 163.32 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.21	Total Misc Impr	+ 8,419
Roofing Adj	+ 4.66	Garage Cost	+ 11,679
Subfloor Adj	+ -1.21	Total RCN	= 196,969
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 53,182
Plumbing Adj	+ 10.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 143,787
Adj Base Cost	= 135.95	Lot Value	+ 56,530
Total Area	x 1,301	Indicated Value	= 200,317
Adjusted Cost	= 176,871	Value Per SqFt	153.97

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	66029	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	66030	33x10		330	8.31		2,742



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			432
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (31.28 x 432)		13,513	13,513	1,351	12,162	