



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:14:44
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Assessment Data					Primary Image																																																	
Account 660027340 Parcel ID 000000-00-0-00831-012-0003 Cadastral ID 31-22-15-04220 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 278020 MORGAN, STEVEN A & JENA L PO BOX 1221 OWASSO OK 74055-0000 Parcel Location Situs 18182 S RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0003 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\071122 (79)\IMG_0013.JPG 7/11/2022</p>																																																	
Legal Description Lat/Long: 36.34668536 -95.74581012																																																						
LOT 3 BLOCK 12 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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1323/91	BOYS OF OKLAHOMA~CONSTRUCTIC	10/02/2001	117,000	YES																																													
					1222/745	SOKOLOSKY, D M &	04/12/2000	13,500	No																																													
Parcel Valuation					<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>2002</td> <td>Land Value 61,461</td> <td>37,523</td> <td>11%</td> <td>4,128</td> <td>Assessed</td> <td>20,741</td> <td>2,337.47</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 171,498</td> <td>151,024</td> <td> </td> <td>16,613</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>-101.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 232,959</td> <td>188,547</td> <td> </td> <td>20,741</td> <td>Total Taxable</td> <td>19,741</td> <td>2,236.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2002	Land Value 61,461	37,523	11%	4,128	Assessed	20,741	2,337.47	Year Frozen	0	Improvements 171,498	151,024		16,613	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-101.00	TIF Project ID	0	Total Value 232,959	188,547		20,741	Total Taxable	19,741	2,236.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027340	MORGAN, STEVEN A & JENA L	28	230,797	1000	19,136	2,167.00																																															
2024	2024-660027340	MORGAN, STEVEN A & JENA L	28	258,622	1000	18,550	2,138.00																																															
2023	2023-660027340	MORGAN, STEVEN A & JENA L	28	191,149	1000	17,981	2,039.00																																															
2022	2022-660027340	MORGAN, STEVEN A & JENA L	28	187,567	1000	17,428	1,966.00																																															
2021	2021-660027340	MORGAN, STEVEN A & JENA L	28	170,123	1000	16,891	1,931.00																																															
2020	2020-660027340	MORGAN, STEVEN A & JENA L	28	160,960	1000	16,370	1,876.00																																															
2019	2019-660027340	MORGAN, STEVEN A & JENA L	28	153,309	1000	15,864	1,801.00																																															
2018	2018-660027340	MORGAN, STEVEN A & JENA L	28	158,387	1000	15,584	1,787.00																																															
2017	2017-660027340	MORGAN, STEVEN A & JENA L	28	157,150	1000	15,101	1,707.00																																															
2016	2016-660027340	MORGAN, STEVEN A & JENA L	28	153,206	1000	14,632	1,619.00																																															
2015	2015-660027340	MORGAN, STEVEN A & JENA L	28	145,249	1000	14,177	1,586.00																																															
2014	2014-660027340	MORGAN, STEVEN A & JENA L	28	143,350	1000	13,735	1,496.00																																															
2013	2013-660027340	MORGAN, STEVEN A & JENA L	28	135,293	1000	13,306	1,447.00																																															



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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2476		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	54,346.00 x 1.13 = 61,461		
Factor Value			
Adjustments	1.0000		
Lot Value	61,461		



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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	15% Veneer, Masonry 85% Frame, Siding, Wood
Base/Total Area	1,534 / 1,534
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,534
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 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
Adjusted R	0.8445
Indicated Value	185,768 121.10 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	48,960 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	171,498
Lot Value	61,461
Indicated Value	232,959 151.86 Per SqFt
Agland Value	
Site Improvements	
Total Value	232,959 151.86 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.93	Total Misc Impr	+ 26,747				
Roofing Adj	+ 4.49	Garage Cost	+ 13,373				
Subfloor Adj	+ -1.15	Total RCN	= 228,664				
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 57,166				
Plumbing Adj	+ 9.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 171,498				
Adj Base Cost	= 122.91	Lot Value	+ 61,461				
Total Area	x 1,534	Indicated Value	= 232,959				
Adjusted Cost	= 188,544	Value Per SqFt	151.86				

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	66075		216	216	23.51		5,078
EPSW	ENCLOSED PORCH - SOLID WALL	66076	18x15		270	61.38		16,573

