



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:21:07
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Assessment Data					Primary Image																																																																																																																				
Account 660027342 Parcel ID 000000-00-0-00831-012-0005 Cadastral ID 31-22-15-04240 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 322319 HUGHES, PETER & CHRISTINE 18142 S RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 18142 S RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0005 / 0012 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: 36.34764789 -95.74571459																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 47986 Non-Ag Acres 1.049 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 45,693.00 x 1.22 = 55,836 Factor Value Adjustments 1.0000 Lot Value 55,836		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,628 / 2,442
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,628
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	316,372	129.55	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	49,320 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.43	Total Misc Impr	+	10,002	
Roofing Adj	+ 3.74	Garage Cost	+	20,088	
Subfloor Adj	+ -2.39	Total RCN	=	343,960	
Heat/Cool Adj	+ 14.47	Depreciation (23%)	-	79,111	
Plumbing Adj	+ 7.28	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	264,849	
Adj Base Cost	= 128.53	Lot Value	+	55,836	
Total Area	x 2,442	Indicated Value	=	320,685	
Adjusted Cost	= 313,870	Value Per SqFt		131.32	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	264,849		
Lot Value	55,836		
Indicated Value	320,685	131.32	Per SqFt
Agland Value			
Site Improvements	14,263		
Total Value	334,948	137.16	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	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	66083	6x5		30	29.44	883
PRCH	SLAB PORCH - COVERED	66084	92		92	29.23	2,689



Rogers

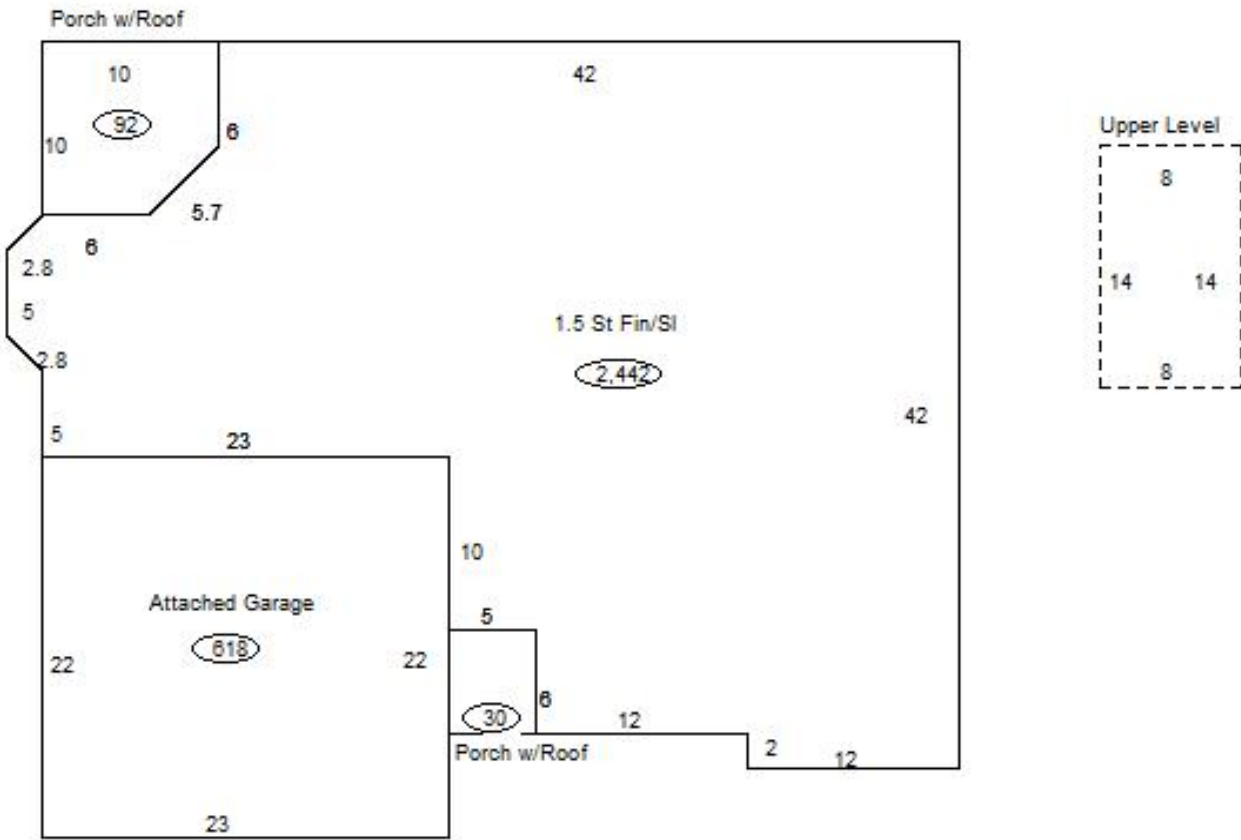
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Sketch Image

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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/Sl	1,628	1.500	2,442
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	92	1.000	92
5	U	^UL		13	Upper Level	112	1.000	112
Total Building Area						1,628		2,442



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (31.28 x 480)		15,014	15,014	751		14,263