



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660027345 Parcel ID 000000-00-0-00831-012-0008 Cadastral ID 31-22-15-04270 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 309138 ALLEN, ROY & SHERI 18125 S ELM RD CLAREMORE OK 74019-0000 Parcel Location Situs 18125 E ELM RD Subdivision TRAILS END ESTATES Lot/Block 0008 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					<p>C:\Users\RLN\Pictures\2018-04-09 04-09-18\04-09-18 081.JPG 4/10/2018</p>																																																																																																																				
Legal Description Lot/Long: 36.34785512 -95.74665578 LOT 8 BLOCK 12 TRAILS END ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 47931 Non-Ag Acres 1.0358 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 45,121.00 x 1.23 = 55,465 Factor Value Adjustments 1.0000 Lot Value 55,465		

C:\Users\RLN\Pictures\2018-04-09 04-09-18\04-09-18 081.JPG 4/10/2018

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	1,462 / 1,462
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,462
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	336 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	200,131	136.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	45,440		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.38	Total Misc Impr	+ 10,738				
Roofing Adj	+ 4.55	Garage Cost	+ 10,335				
Subfloor Adj	+ -1.18	Total RCN	= 205,066				
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 55,368				
Plumbing Adj	+ 9.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 149,698				
Adj Base Cost	= 125.85	Lot Value	+ 55,465				
Total Area	x 1,462	Indicated Value	= 205,163				
Adjusted Cost	= 183,993	Value Per SqFt	140.33				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,698		
Lot Value	55,465		
Indicated Value	205,163	140.33	Per SqFt
Agland Value			
Site Improvements	34,485		
Total Value	239,648	163.92	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	66097		73	73	24.04	1,755
PRCH	SLAB PORCH - COVERED	66098		164	164	23.70	3,887



Rogers

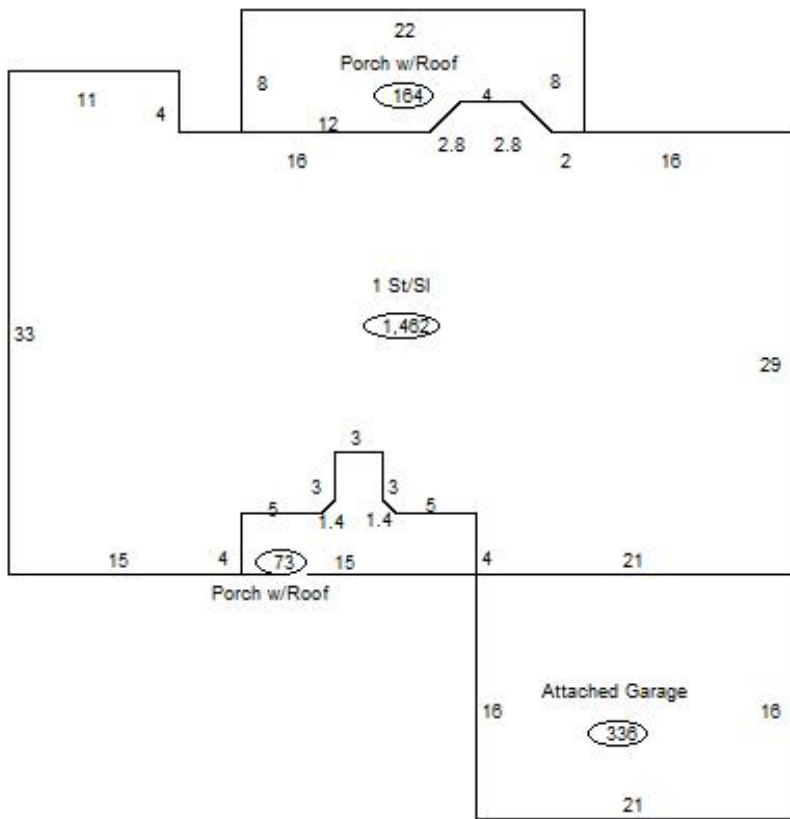
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,462	1.000	1,462
2	G	1		13	Attached Garage	336	1.000	336
3	M	PRCH		13	SLBC	73	1.000	73
4	M	PRCH		13	SLBC	164	1.000	164
Total Building Area						1,462		1,462



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (30.25 x 1,200)		36,300		36,300	1,815	34,485
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						