



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:14:51  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027347 <b>Parcel ID</b> 000000-00-0-00831-012-0010 <b>Cadastral ID</b> 31-22-15-04290 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 325158 SAPPINGTON, MATTHEW  18165 S ELM RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 18165 E ELM RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0010 / 0012 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 22 / 15 / 5 <b>Neighborhood</b> 1132 - R-V04-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\071122 (79)\IMG_0026.JPG 7/11/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.34689340 -95.74720429 LOT 10 BLOCK 12 TRAILS END ESTATES																																																																																																																									
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Date 04/16/2026  
 Time 21:14:52  
 Page 2

Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 53069 <b>Non-Ag Acres</b> 1.1351 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 49,444.00 x 1.18 = 58,275 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 58,275		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Frame, Siding, Wood 10% Veneer, Masonry
<b>Base/Total Area</b>	1,274 / 1,274
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,274
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	340 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1999 / 13

\\tsclient\T\TOMMY DUNLAP\071122 (79)\IMG\_0026.JPG 7/11/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	155,698	122.21	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	74,780		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.55	<b>Total Misc Impr</b>	+ 9,897				
<b>Roofing Adj</b>	+ 4.68	<b>Garage Cost</b>	+ 10,414				
<b>Subfloor Adj</b>	+ -1.22	<b>Total RCN</b>	= 190,135				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 15%)</b>	- 28,520				
<b>Plumbing Adj</b>	+ 15.82	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 161,615				
<b>Adj Base Cost</b>	= 133.30	<b>Lot Value</b>	+ 58,275				
<b>Total Area</b>	x 1,274	<b>Indicated Value</b>	= 219,890				
<b>Adjusted Cost</b>	= 169,824	<b>Value Per SqFt</b>	172.60				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	161,615		
<b>Lot Value</b>	58,275		
<b>Indicated Value</b>	219,890	172.60	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	219,890	172.60	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	66105	24x6		144	23.78	3,424
PATO	SLAB PORCH - OPEN	66106	130		130	10.59	1,377



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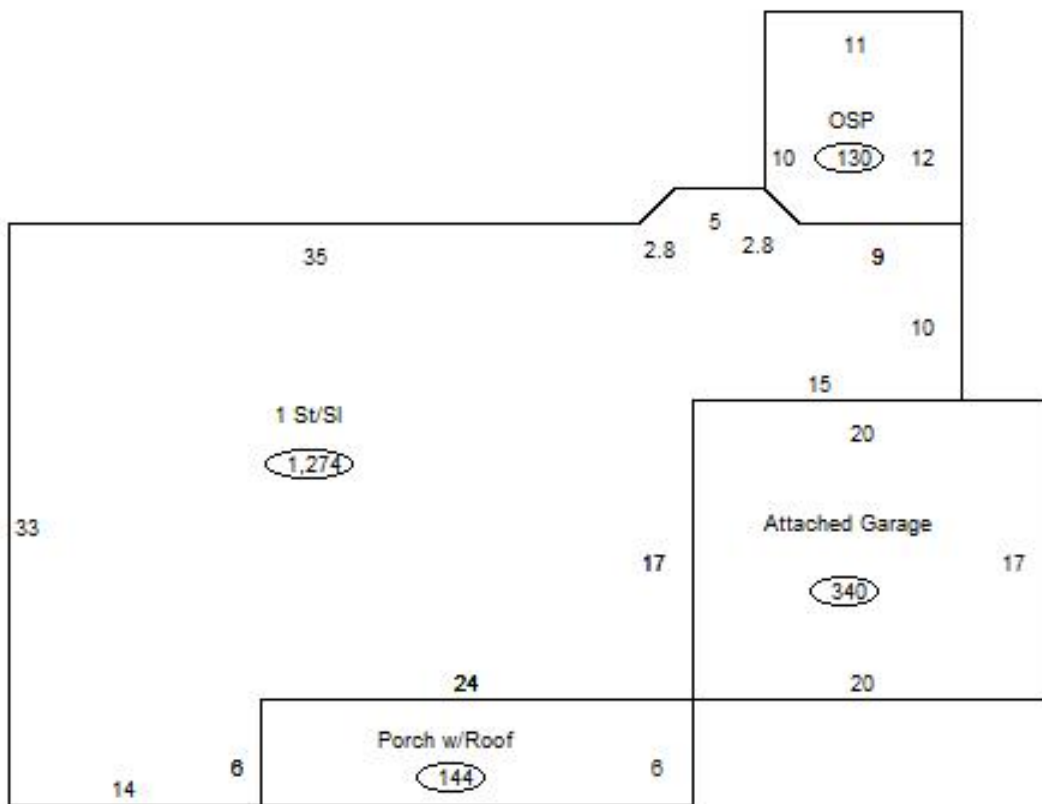
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Date 04/16/2026  
 Time 21:14:52  
 Page 3

Sketch Image

660027347



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,274	1.000	1,274
2	G	1		13	Attached Garage	340	1.000	340
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PATO		13	Open Slab	130	1.000	130
<b>Total Building Area</b>						1,274		1,274



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Page 4

660027347

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						