



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660027362 <b>Parcel ID</b> 000000-00-0-00831-013-0013 <b>Cadastral ID</b> 31-22-15-04440 <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> 272366 SHIEVER, RUSSELL D &  CHARLOTTE J 18010 S ELM RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 18010 S ELM RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0013 / 0013 Parcel Size 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_0034.JPG 7/11/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.35058220 -95.74725611																																																						
LOT 13 BLOCK 13 TRAILS END ESTATES					<b>Building Permits</b> <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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					1194/497	TIM MILLER COMPANY--BUILDERS	09/24/1999	117,500	Yes																																													
					1139/933	SOKOLOSKY, D M &	11/03/1998	13,500	Yes																																													
<b>Parcel Valuation</b>					<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>2000</td> <td>Land Value 59,555</td> <td>44,546</td> <td>11%</td> <td>4,900</td> <td>Assessed</td> <td>27,816</td> <td>3,134.81</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 231,613</td> <td>208,323</td> <td> </td> <td>22,916</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 291,168</td> <td>252,869</td> <td> </td> <td>27,816</td> <td>Total Taxable</td> <td>27,816</td> <td>3,135.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2000	Land Value 59,555	44,546	11%	4,900	Assessed	27,816	3,134.81	Year Frozen	0	Improvements 231,613	208,323		22,916	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 291,168	252,869		27,816	Total Taxable	27,816	3,135.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027362	SHIEVER, RUSSELL D &	28	281,950	0	26,491	2,985.00																																															
2024	2024-660027362	SHIEVER, RUSSELL D &	28	306,761	0	25,230	2,888.00																																															
2023	2023-660027362	SHIEVER, RUSSELL D &	28	218,439	0	24,028	2,706.00																																															
2022	2022-660027362	SHIEVER, RUSSELL D &	28	216,187	0	23,160	2,594.00																																															
2021	2021-660027362	SHIEVER, RUSSELL D &	28	202,086	0	22,057	2,503.00																																															
2020	2020-660027362	SHIEVER, RUSSELL D &	28	190,972	0	21,007	2,389.00																																															
2019	2019-660027362	SHIEVER, RUSSELL D &	28	183,376	0	20,171	2,272.00																																															
2018	2018-660027362	SHIEVER, RUSSELL D &	28	178,545	0	19,301	2,195.00																																															
2017	2017-660027362	SHIEVER, RUSSELL D &	28	177,090	0	18,382	2,060.00																																															
2016	2016-660027362	SHIEVER, RUSSELL D &	28	172,647	0	17,507	1,920.00																																															
2015	2015-660027362	SHIEVER, RUSSELL D &	28	164,115	0	16,673	1,848.00																																															
2014	2014-660027362	SHIEVER, RUSSELL D &	28	165,437	0	15,880	1,714.00																																															
2013	2013-660027362	SHIEVER, RUSSELL D &	28	155,889	0	15,123	1,628.00																																															




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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 53079 <b>Non-Ag Acres</b> 1.1803 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 51,414.00 x 1.16 = 59,555 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 59,555		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Wood
<b>Base/Total Area</b>	2,184 / 2,184
<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>	2,184
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	768 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20

\\tsclient\T\TOMMY DUNLAP\071122 (79)\IMG\_0034.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>	276,569	126.63	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>	101,060		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	97.93	<b>Total Misc Impr</b>	+	15,640			
<b>Roofing Adj</b>	+ 4.60	<b>Garage Cost</b>	+	22,879			
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	=	300,796			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 23%)</b>	-	69,183			
<b>Plumbing Adj</b>	+ 7.11	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	231,613			
<b>Adj Base Cost</b>	= 120.09	<b>Lot Value</b>	+	59,555			
<b>Total Area</b>	x 2,184	<b>Indicated Value</b>	=	291,168			
<b>Adjusted Cost</b>	= 262,277	<b>Value Per SqFt</b>		133.32			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	231,613		
<b>Lot Value</b>	59,555		
<b>Indicated Value</b>	291,168	133.32	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	291,168	133.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	66175	18x7		126	11.24		1,416
PRCH	SLAB PORCH - COVERED	66176	20x16		320	25.93		8,298
PRCH	SLAB PORCH - COVERED	66177	226		226	26.22		5,926



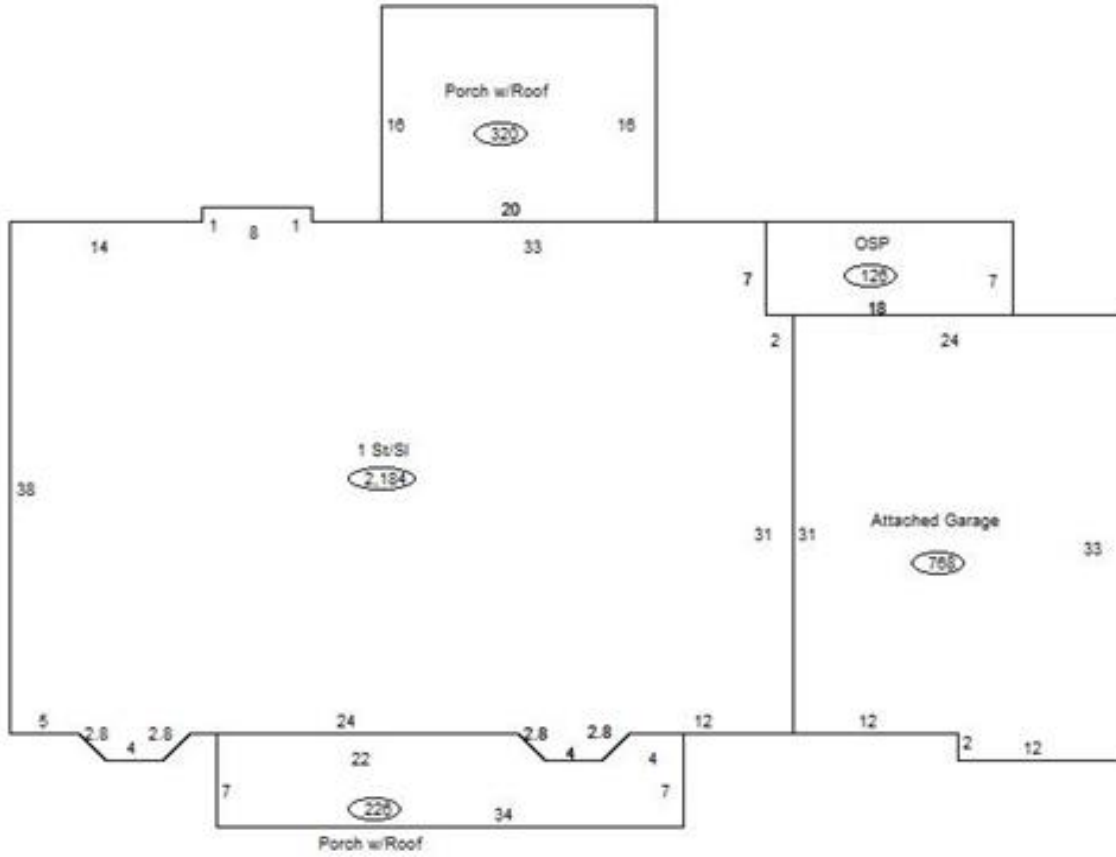
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Sketch Image

660027362



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,184	1.000	2,184
2	G	1		13	Attached Garage	768	1.000	768
3	M	PATO		13	Open Slab	126	1.000	126
4	M	PRCH		13	SLBC	320	1.000	320
5	M	PRCH		13	SLBC	226	1.000	226
<b>Total Building Area</b>						2,184		2,184