



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:15:01
Page 1

Assessment Data					Primary Image																																																	
Account 660027364 Parcel ID 000000-00-0-00831-014-0002 Cadastral ID 31-22-15-04460 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 314981 MANSKE, CHUCK & MELISSA BRYAN-MANSKE 18072 S RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 18072 S RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0002 / 0014 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\New folder (81)\IMG_0001.JPG 7/18/2022</p>																																																	
Legal Description Lat/Long: 36.34923215 -95.74539632																																																						
LOT 2 BLOCK 14 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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		2467/693	DINELLI, RICHARD M & SUSAN A	04/15/2015	195,000	YES																																													
					1258/15	TIM MILLER COMPANY-BUILDERS	11/17/2000	130,000	Yes																																													
					1212/877	SOKOLOSKY, D M &	11/17/1999	40,500	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>2016</td> <td>Land Value 56,975</td> <td>56,975</td> <td>11%</td> <td>6,267</td> <td>Assessed</td> <td>29,281</td> <td>3,299.91</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 209,226</td> <td>209,226</td> <td> </td> <td>23,014</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 266,201</td> <td>266,201</td> <td> </td> <td>29,281</td> <td>Total Taxable</td> <td>29,281</td> <td>3,300.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2016	Land Value 56,975	56,975	11%	6,267	Assessed	29,281	3,299.91	Year Frozen	0	Improvements 209,226	209,226		23,014	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 266,201	266,201		29,281	Total Taxable	29,281	3,300.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax																																														
Remove Cap	2016	Land Value 56,975	56,975	11%	6,267	Assessed	29,281	3,299.91																																														
Year Frozen	0	Improvements 209,226	209,226		23,014	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																														
TIF Project ID	0	Total Value 266,201	266,201		29,281	Total Taxable	29,281	3,300.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027364	MANSKE, CHUCK &	28	263,234	0	28,955	3,263.00																																															
2024	2024-660027364	MANSKE, CHUCK &	28	271,301	0	27,781	3,181.00																																															
2023	2023-660027364	MANSKE, CHUCK &	28	240,527	0	26,458	2,980.00																																															
2022	2022-660027364	MANSKE, CHUCK &	28	240,520	0	25,442	2,848.00																																															
2021	2021-660027364	MANSKE, CHUCK &	28	220,278	0	24,231	2,750.00																																															
2020	2020-660027364	MANSKE, CHUCK &	28	210,565	0	23,101	2,628.00																																															
2019	2019-660027364	MANSKE, CHUCK &	28	200,013	0	22,001	2,478.00																																															
2018	2018-660027364	MANSKE, CHUCK &	28	205,284	0	22,581	2,567.00																																															
2017	2017-660027364	MANSKE, CHUCK &	28	203,354	0	22,369	2,508.00																																															
2016	2016-660027364	MANSKE, CHUCK &	28	198,355	0	21,819	2,394.00																																															
2015	2015-660027364	MANSKE, CHUCK &	28	170,157	1000	17,717	1,977.00																																															
2014	2014-660027364	DINELLI, RICHARD M & SUSAN A	28	173,044	1000	17,459	1,899.00																																															
2013	2013-660027364	DINELLI, RICHARD M & SUSAN A	28	162,925	1000	16,922	1,836.00																																															



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:15:01
 Page 2

Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	47766		
Non-Ag Acres	1.0892		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	47,444.00 x 1.20 = 56,975		
Factor Value			
Adjustments	1.0000		
Lot Value	56,975		



\\tsclient\T\TOMMY DUNLAP\New folder (81)\IMG_0001.JPG 7/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,622 / 1,822
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,622
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	2000 / 19

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	229,271 125.83 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	250,480 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	201,813
Lot Value	56,975
Indicated Value	258,788 142.04 Per SqFt
Agland Value	
Site Improvements	7,413
Total Value	266,201 146.10 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.21	Total Misc Impr	+ 7,411
Roofing Adj	+ 4.36	Garage Cost	+ 14,498
Subfloor Adj	+ -2.05	Total RCN	= 250,898
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 55,198
Plumbing Adj	+ 8.52	Lump Sums	+ 6,113
Basement Adj	+ 0.00	RCNLD	= 201,813
Adj Base Cost	= 125.68	Lot Value	+ 56,975
Total Area	x 1,822	Indicated Value	= 258,788
Adjusted Cost	= 228,989	Value Per SqFt	142.04

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	66184	92		92	70.05		6,445
PRCH	SLAB PORCH - COVERED	66185	6x6		36	26.82		966
WODO	WOOD DECK - OPEN	66186	400		400	16.98	10%	6,113

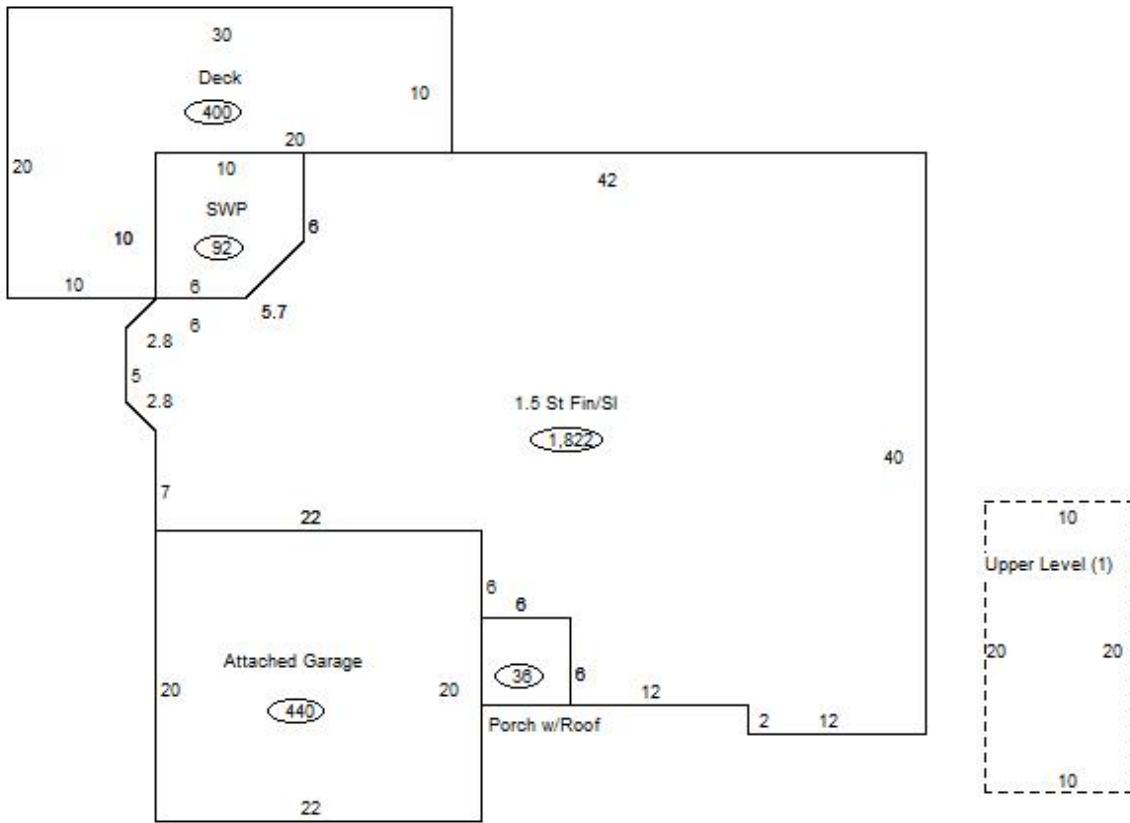


Rogers
Assessment Property Record Card for Tax Year 2026
 Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:15:01
 Page 3

Sketch Image

660027364



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	1,622	1.123	1,822
2	G	1		13	Attached Garage	440	1.000	440
3	M	EPSW		13	EPSW	92	1.000	92
4	M	PRCH		13	SLBC	36	1.000	36
5	M	WODO		13	WODO	400	1.000	400
6	U	^UL		13	Upper Level (1)	200	1.000	200
Total Building Area						1,622		1,822



Rogers

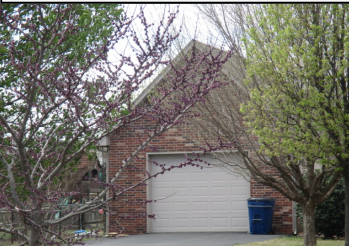
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:15:01
Page 4

660027364

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			468
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 468)		7,488	7,488	75	7,413	