



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:15:03  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027365 <b>Parcel ID</b> 000000-00-0-00831-014-0003 <b>Cadastral ID</b> 31-22-15-04470 <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> 275672 EDWARDS, MARGARET KATHLEEN  18052 S RANCH RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 18052 S RANCH RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0003 / 0014 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.34968719 -95.74533176										\\tsclient\T\TOMMY DUNLAP\New folder (80)\IMG_0015.JPG 7/13/2022																																																																																																															
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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	48076		
Non-Ag Acres	1.0521		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	45,830.00 x 1.22 = 55,926		
Factor Value			
Adjustments	1.0000		
Lot Value	55,926		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,450 / 1,450
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,450
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	174,896	120.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	64,660		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.51	Total Misc Impr	+ 10,119
Roofing Adj	+ 4.56	Garage Cost	+ 12,100
Subfloor Adj	+ -1.18	Total RCN	= 206,471
Heat/Cool Adj	+ 11.47	Depreciation ( 25%)	- 51,618
Plumbing Adj	+ 9.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 154,853
Adj Base Cost	= 127.07	Lot Value	+ 55,926
Total Area	x 1,450	Indicated Value	= 210,779
Adjusted Cost	= 184,252	Value Per SqFt	145.36

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,853		
Lot Value	55,926		
Indicated Value	210,779	145.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	210,779	145.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	66190	81		81	24.01		1,945
PRCH	SLAB PORCH - COVERED	66191	164		164	23.70		3,887
PATO	SLAB PORCH - OPEN	66192	22x8		176	10.20		1,795
GENR	Generator - Residential Standby			1	1	2,492.00		2,492



# Rogers

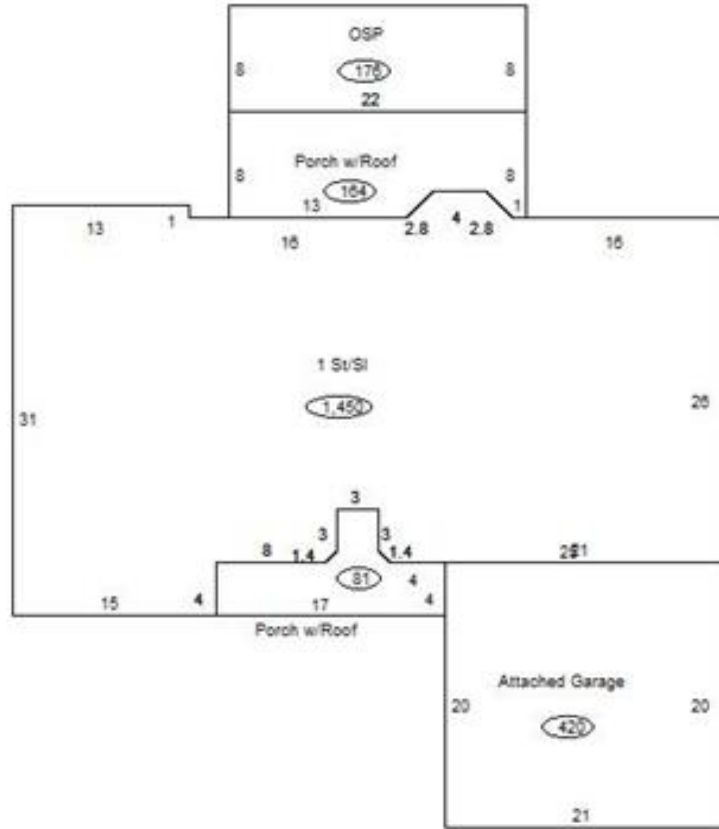
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Sketch Image

660027365



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,450	1.000	1,450
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	81	1.000	81
4	M	PRCH		13	SLBC	164	1.000	164
5	M	PATO		13	Open Slab	176	1.000	176
<b>Total Building Area</b>						1,450		1,450