



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:04:00
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660027367 Parcel ID 000000-00-0-00831-014-0005 Cadastral ID 31-22-15-04490 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 325201 SWEET, WILLIAM ADAM & TOBI JODEAN KELLOGG-SWEET 18012 S RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 18012 S RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0005 / 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 (80)\IMG_0021.JPG 7/13/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.35060400 -95.74512585 LOT 5 BLOCK 14 TRAILS END ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	82811		
Non-Ag Acres	1.1517		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	50,169.00 x 1.17 = 58,746		
Factor Value			
Adjustments	1.0000		
Lot Value	58,746		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	1,306 / 2,210
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,306
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1999 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	302,649 136.95 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	316,880 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	238,010
Lot Value	58,746
Indicated Value	296,756 134.28 Per SqFt
Agland Value	
Site Improvements	55,266
Total Value	352,022 159.29 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.30	Total Misc Impr	+ 9,971
Roofing Adj	+ 3.03	Garage Cost	+ 14,049
Subfloor Adj	+ -1.44	Total RCN	= 276,756
Heat/Cool Adj	+ 12.64	Depreciation (14%)	- 38,746
Plumbing Adj	+ 8.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 238,010
Adj Base Cost	= 114.36	Lot Value	+ 58,746
Total Area	x 2,210	Indicated Value	= 296,756
Adjusted Cost	= 252,736	Value Per SqFt	134.28

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	66199		98	98	26.62		2,609
PATO	SLAB PORCH - OPEN	66200	16x10		160	10.92		1,747



Rogers

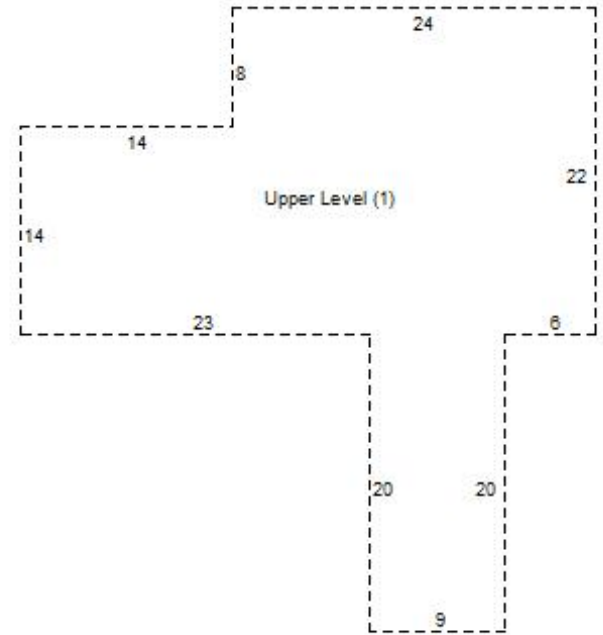
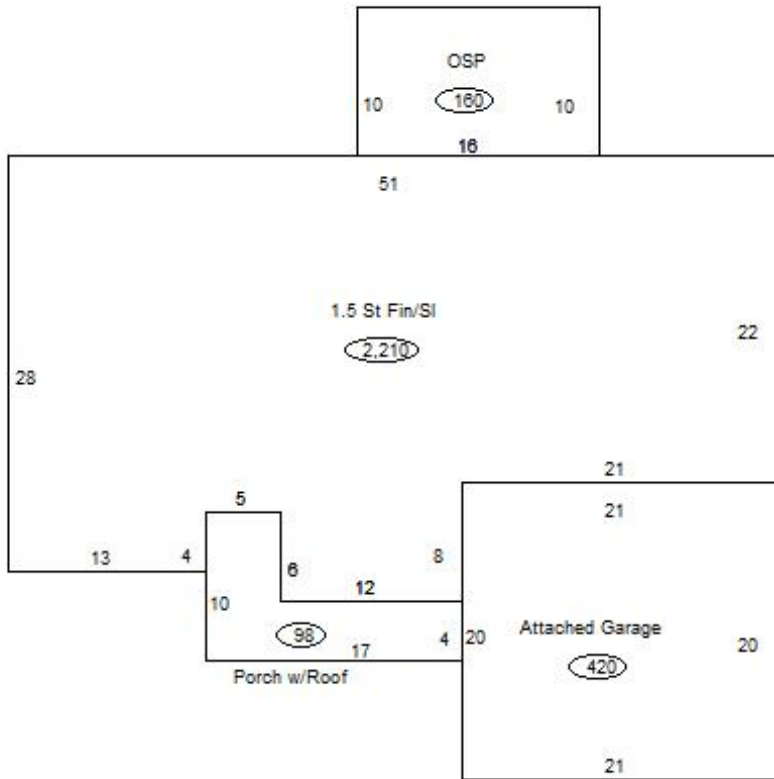
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,306	1.692	2,210
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	98	1.000	98
4	M	PATO		13	Open Slab	160	1.000	160
5	U	^UL		13	Upper Level (1)	904	1.000	904
Total Building Area						1,306		2,210



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SF	Fiberglass Inground Pool	0x0x0			1
	Qual	6	Cond 6	Year 2024	Eff Age 1	
	Valuation Summary Base Cost (27,000.00 x 1) 27,000		Modifier Total	RCN 27,000	Depr (5% Phys/ % Func) 1,350	RCNLD 25,650
	UTIL	SHOP BUILDING	30x30x0			900
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary Base Cost (34.24 x 900) 30,816		Modifier Total	RCN 30,816	Depr (9% Phys/ % Func) 2,773	RCNLD 28,043
	LNT0	LEAN TO - ATTACHED	30x8x0			240
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary Base Cost (9.50 x 240) 2,280		Modifier Total	RCN 2,280	Depr (31% Phys/ % Func) 707	RCNLD 1,573