



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:15:08  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027791 <b>Parcel ID</b> 000000-00-0-00831-015-0002 <b>Cadastral ID</b> 32-22-15-01320 <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> 269952 TIBBS, ALFRED LEE & CAROL ANN REVOCABLE TRUST  4000 HARROGATE DR NORMAN OK 73072-0000  <b>Parcel Location</b> <b>Situs</b> 05013 E CEDAR RIDGE RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0002 / 0015 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 32 / 22 / 15 / 5 <b>Neighborhood</b> 1132 - R-V04-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.35063987 -95.73899238																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2332	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	53,718.00 x 1.14 = 61,053	
Factor Value		
Adjustments	1.0000	
Lot Value	61,053	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,598 / 2,718
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,598
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	409,912	150.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	435,600 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.61	Total Misc Impr	+ 13,782				
Roofing Adj	+ 3.73	Garage Cost	+ 28,922				
Subfloor Adj	+ -2.86	Total RCN	= 396,180				
Heat/Cool Adj	+ 16.31	Depreciation ( 23%)	- 91,121				
Plumbing Adj	+ 9.26	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 305,059				
Adj Base Cost	= 130.05	Lot Value	+ 61,053				
Total Area	x 2,718	Indicated Value	= 366,112				
Adjusted Cost	= 353,476	Value Per SqFt	134.70				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	305,059		
Lot Value	61,053		
Indicated Value	366,112	134.70	Per SqFt
Agland Value			
Site Improvements	40,206		
Total Value	406,318	149.49	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	67148	10x5		50	33.03		1,652
PRCH	SLAB PORCH - COVERED	67149	15x10		150	32.57		4,886



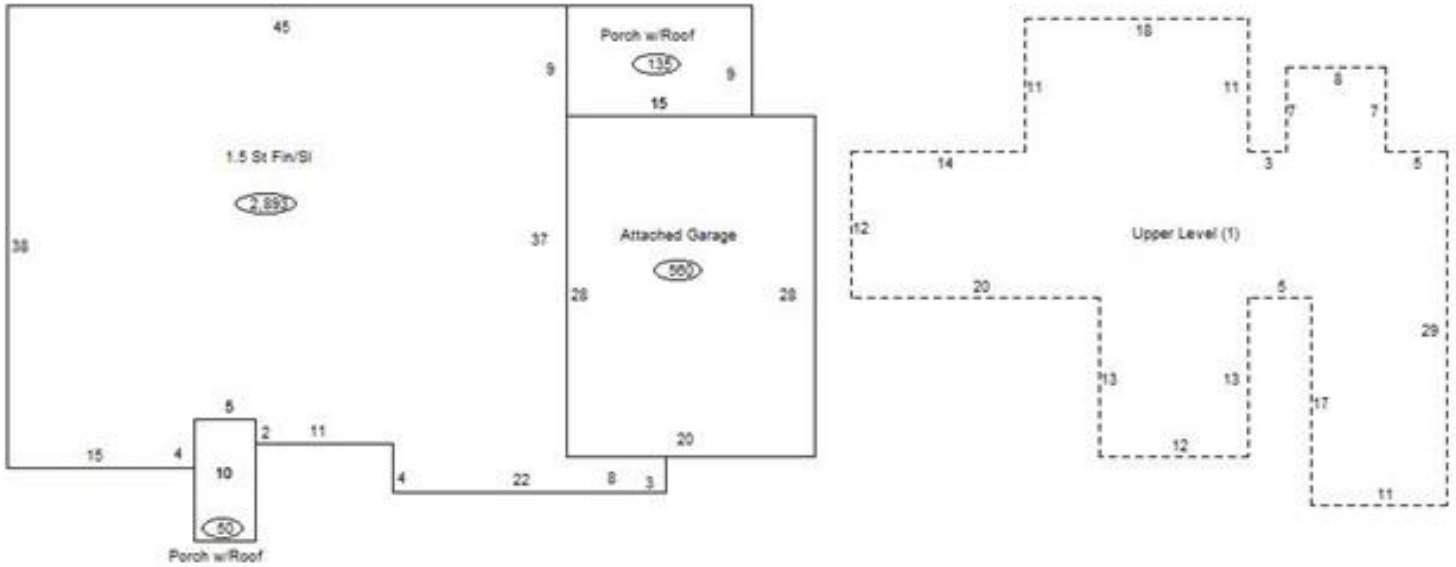
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	50	1.000	50
2	M	PRCH		13	SLBC	150	1.000	150
3	R	5	Slab	13	1.5 St Fin/SI	1,598	1.701	2,718
4	G	1		13	Attached Garage	624	1.000	624
5	U	^UL		13	Upper Level (3)	1,120	1.000	1,120
<b>Total Building Area</b>						1,598		2,718



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,845
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.24 x 1,845)	50,258	50,258	10,052	40,206