




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:15:14  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027800 <b>Parcel ID</b> 000000-00-0-00831-015-0011 <b>Cadastral ID</b> 32-22-15-01410 <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> 295268 BOWLER, DAVID &  MELISSA CO TRUSTEES 5173 CEDAR RIDGE RD CLAREMORE OK 74019-0000					 <p>C:\Users\RLN\Pictures\2018-04-11 04-11-18\04-11-18 023.JPG 4/12/2018</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 05173 E CEDAR RIDGE RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0011 / 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: 36.34896516 -95.73421702 LOT 11 BLOCK 15 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>R2014 01 9</td> <td>R17-NEW 30X40 1200 SQ FT DETACH</td> <td>01/2014</td> <td>08/2016</td> <td>20,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 01 9	R17-NEW 30X40 1200 SQ FT DETACH	01/2014	08/2016	20,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.1419	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	93,301.00 x .89 = 83,382	
Factor Value		
Adjustments	1.0000	
Lot Value	83,382	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,120 / 3,754
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,120
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	928 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 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	488,374	130.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	94.58	Total Misc Impr	+	28,288			
Roofing Adj	+ 3.00	Garage Cost	+	34,531			
Subfloor Adj	+ -1.92	Total RCN	=	498,583			
Heat/Cool Adj	+ 14.47	Depreciation ( 23%)	-	114,674			
Plumbing Adj	+ 5.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	383,909			
Adj Base Cost	= 116.08	Lot Value	+	83,382			
Total Area	x 3,754	Indicated Value	=	467,291			
Adjusted Cost	= 435,764	Value Per SqFt		124.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	383,909		
Lot Value	83,382		
Indicated Value	467,291	124.48	Per SqFt
Agland Value			
Site Improvements	34,620		
Total Value	501,911	133.70	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	67182	20x10		200	28.80		5,760
PRCH	SLAB PORCH - COVERED	67183	582		582	27.66		16,098



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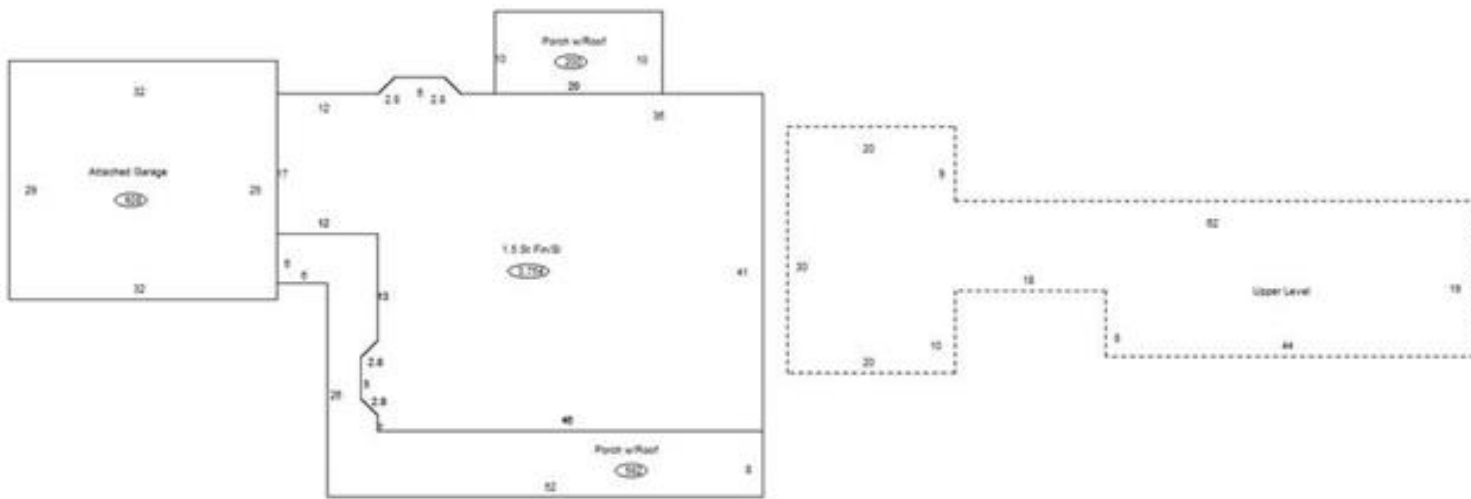
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### Sketch Image

660027800



### 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/SI	2,120	1.771	3,754
2	G	1		13	Attached Garage	928	1.000	928
3	M	PRCH		13	SLBC	200	1.000	200
4	M	PRCH		13	SLBC	582	1.000	582
5	U	^UL	Overhang	13	Upper Level	1,634	1.000	1,634
<b>Total Building Area</b>						<b>2,120</b>		<b>3,754</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	40x30x0			1,200
	Qual 2	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 1,200)		19,200	19,200	2,880	16,320
	SG	SWIM-GUNITE	0x0x0			1
	Qual 5	Cond 5	Year 2011	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (39% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)		30,000	30,000	11,700	18,300
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					