



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660027801 <b>Parcel ID</b> 000000-00-0-00831-015-0012 <b>Cadastral ID</b> 32-22-15-01420 <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> 304141 EDDINGS, DANA P JR  5193 E CEDAR RIDGE RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05193 E CEDAR RIDGE RD <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0012 / 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					<p>\\tsclient\T\TOMMY DUNLAP\New folder (85)\IMG_0024.JPG 7/22/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.34835813 -95.73404856																																																						
LOT 12 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					2663/307	EDDINGS, BEATE ABELE &	09/27/2017	0	4																																													
					2150/901	DONALD, STEVE N	12/30/2010	188,000	YES																																													
<b>Parcel Valuation</b>					<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>2011</td> <td>Land Value 59,103</td> <td>59,103</td> <td>11%</td> <td>6,501</td> <td>Assessed</td> <td>25,588</td> <td>2,883.72</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 173,516</td> <td>173,516</td> <td> </td> <td>19,087</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 232,619</td> <td>232,619</td> <td> </td> <td>25,588</td> <td>Total Taxable</td> <td>25,588</td> <td>2,884.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2011	Land Value 59,103	59,103	11%	6,501	Assessed	25,588	2,883.72	Year Frozen	0	Improvements 173,516	173,516		19,087	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 232,619	232,619		25,588	Total Taxable	25,588	2,884.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660027801	EDDINGS, DANA P JR	28	232,200	0	24,888	2,805.00																																															
2024	2024-660027801	EDDINGS, DANA P JR	28	238,268	0	23,703	2,713.00																																															
2023	2023-660027801	EDDINGS, DANA P JR	28	205,227	0	22,575	2,542.00																																															
2022	2022-660027801	EDDINGS, DANA P JR	28	207,392	0	22,813	2,555.00																																															
2021	2021-660027801	EDDINGS, DANA P JR	28	208,290	0	22,912	2,600.00																																															
2020	2020-660027801	EDDINGS, DANA P JR	28	205,566	0	22,612	2,572.00																																															
2019	2019-660027801	EDDINGS, DANA P JR	28	200,705	0	22,078	2,486.00																																															
2018	2018-660027801	EDDINGS, DANA P JR	28	205,163	0	22,568	2,566.00																																															
2017	2017-660027801	EDDINGS, DANA P JR	28	203,779	0	22,416	2,513.00																																															
2016	2016-660027801	EDDINGS, BEATE ABELE &	28	199,602	0	21,956	2,409.00																																															
2015	2015-660027801	EDDINGS, BEATE ABELE &	28	195,972	0	21,557	2,389.00																																															
2014	2014-660027801	EDDINGS, BEATE ABELE &	28	197,249	0	21,697	2,341.00																																															
2013	2013-660027801	EDDINGS, BEATE ABELE &	28	190,164	0	20,918	2,252.00																																															




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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1643 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 50,718.00 x 1.17 = 59,103 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 59,103		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (85)\IMG_0024.JPG 7/22/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	913 / 1,846
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	913
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,000 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1985 / 31

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.72	<b>Total Misc Impr</b>	+ 15,437				
<b>Roofing Adj</b>	+ 3.19	<b>Garage Cost</b>	+ 37,210				
<b>Subfloor Adj</b>	+ -2.07	<b>Total RCN</b>	= 282,326				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 39%)</b>	- 110,107				
<b>Plumbing Adj</b>	+ 12.11	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 172,219				
<b>Adj Base Cost</b>	= 124.42	<b>Lot Value</b>	+ 59,103				
<b>Total Area</b>	x 1,846	<b>Indicated Value</b>	= 231,322				
<b>Adjusted Cost</b>	= 229,679	<b>Value Per SqFt</b>	125.31				

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	280,823	152.13	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	172,219		
<b>Lot Value</b>	59,103		
<b>Indicated Value</b>	231,322	125.31	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,297		
<b>Total Value</b>	232,619	126.01	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	67187		224	224	28.72		6,433
PRCH	SLAB PORCH - COVERED	67188		22x4	88	29.25		2,574

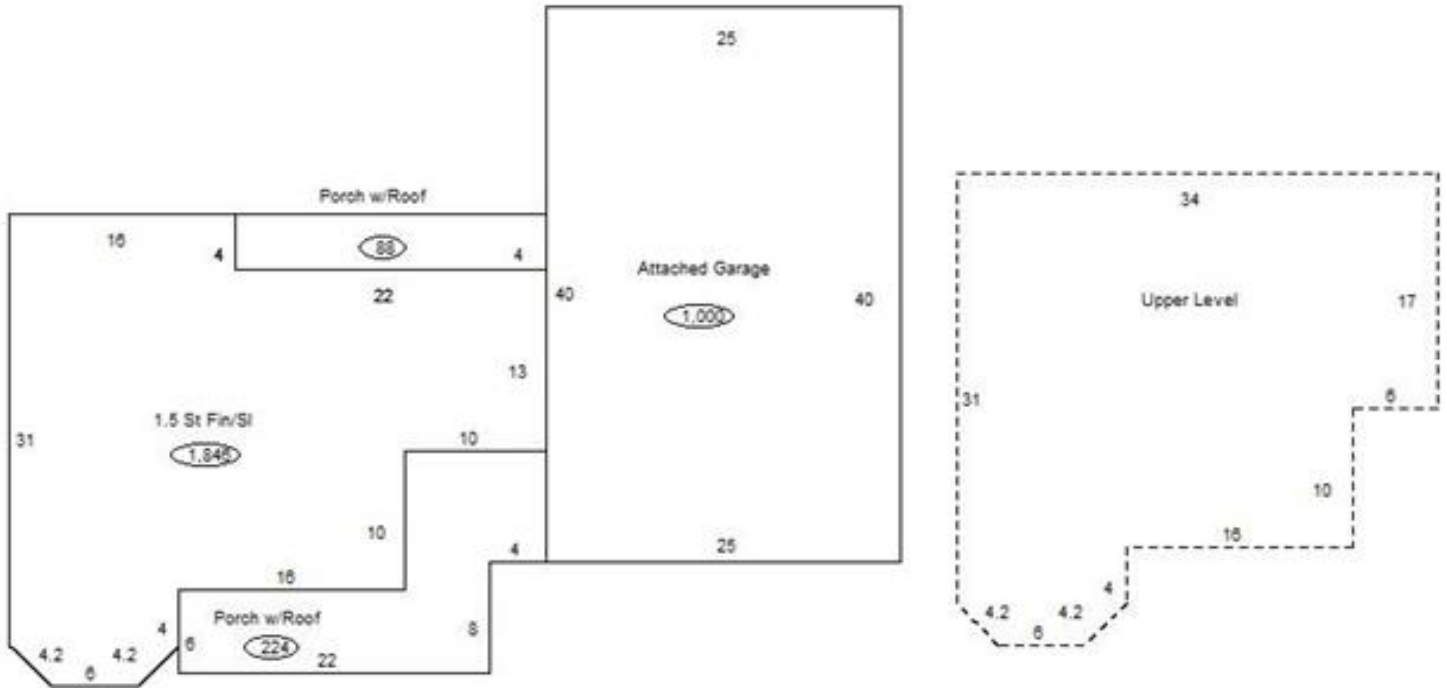


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Sketch Image

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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	913	2.022	1,846
2	G	1		13	Attached Garage	1,000	1.000	1,000
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	88	1.000	88
5	U	^UL	Overhang	13	Upper Level	933	1.000	933
<b>Total Building Area</b>						913		1,846



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	0x0x0			64
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 64)		187		187	2
	STA	STG AVG	0x0x0			160
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.02 x 160)		1,123		1,123	11