



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:15:18
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Assessment Data					Primary Image																																																																																																																				
Account 660027818 Parcel ID 000000-00-0-00831-016-0003 Cadastral ID 32-22-15-01590 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 269034 SKELTON, BRIAN L & JANICE TRUSTEES 5022 E CEDAR RIDGE RD CLAREMORE OK 74019-0000 Parcel Location Situs 05022 E CEDAR RIDGE RD Subdivision TRAILS END ESTATES Lot/Block 0003 / 0016 Parcel Size 1 - Lots Sec/Twn/Rng 32 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.34973556 -95.73884328																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.4019 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 61,066.00 x 1.08 = 65,829 Factor Value Adjustments 1.0000 Lot Value 65,829		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (85)\IMG_0040.JPG 7/22/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,305 / 2,305
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,305
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

Cost Approach				Manual : 01/2025			
Base Cost	107.37	Total Misc Impr	+ 19,812	Roofing Adj	+ 5.22	Garage Cost	+ 22,205
Subfloor Adj	+ -3.40	Total RCN	= 349,412	Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 80,365
Plumbing Adj	+ 9.70	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 269,047
Adj Base Cost	= 133.36	Lot Value	+ 65,829	Total Area	x 2,305	Indicated Value	= 334,876
		Value Per SqFt	145.28	Adjusted Cost	= 307,395		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	322,849	140.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	338,590		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	269,047		
Lot Value	65,829		
Indicated Value	334,876	145.28	Per SqFt
Agland Value			
Site Improvements	25,000		
Total Value	359,876	156.13	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	67224	26x7		182	28.87	5,254
PRCH	SLAB PORCH - COVERED	67225	285		285	28.52	8,128

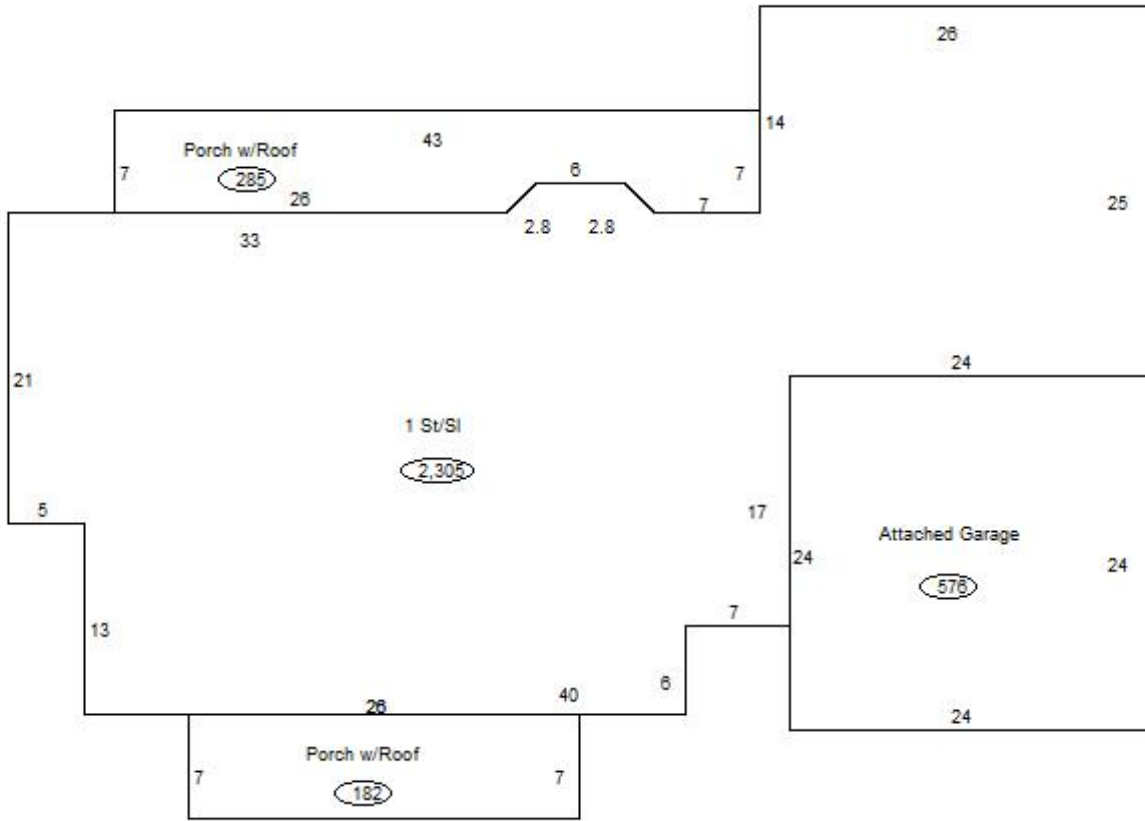


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,305	1.000	2,305
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	182	1.000	182
4	M	PRCH		13	SLBC	285	1.000	285
Total Building Area						2,305		2,305



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year		Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	25,000



STF	STG FAIR	0x0x0		
Qual	Cond	Year		Eff Age

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				