



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:15:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660027819 Parcel ID 000000-00-0-00831-016-0004 Cadastral ID 32-22-15-01600 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 275518 BROADWAY, STEVEN G & TRISHA 5042 E CEDAR RIDGE RD CLAREMORE OK 74019-0000 Parcel Location Situs 05042 E CEDAR RIDGE RD Subdivision TRAILS END ESTATES Lot/Block 0004 / 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 Lat/Long: 36.34937490 -95.73833109																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0095	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	43,973.00 x 1.24 = 54,718	<p>\\tsclient\T\TOMMY DUNLAP\New folder (85)\IMG_0035.JPG 7/22/2022</p>
Factor Value		
Adjustments	1.0000	
Lot Value	54,718	

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, Stone
Base/Total Area	2,136 / 2,352
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,136
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

Cost Approach				Manual : 01/2025			
Base Cost	107.59	Total Misc Impr	+ 16,426				
Roofing Adj	+ 4.81	Garage Cost	+ 21,495				
Subfloor Adj	+ -3.09	Total RCN	= 346,833				
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 79,772				
Plumbing Adj	+ 7.56	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 267,061				
Adj Base Cost	= 131.34	Lot Value	+ 54,718				
Total Area	x 2,352	Indicated Value	= 321,779				
Adjusted Cost	= 308,912	Value Per SqFt	136.81				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	299,741	127.44	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	4		
Indicated Value	312,690		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	267,061		
Lot Value	54,718		
Indicated Value	321,779	136.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	321,779	136.81	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	67228		144	144	29.03		4,180
PRCH	SLAB PORCH - COVERED	67229		202	202	28.79		5,816



Rogers

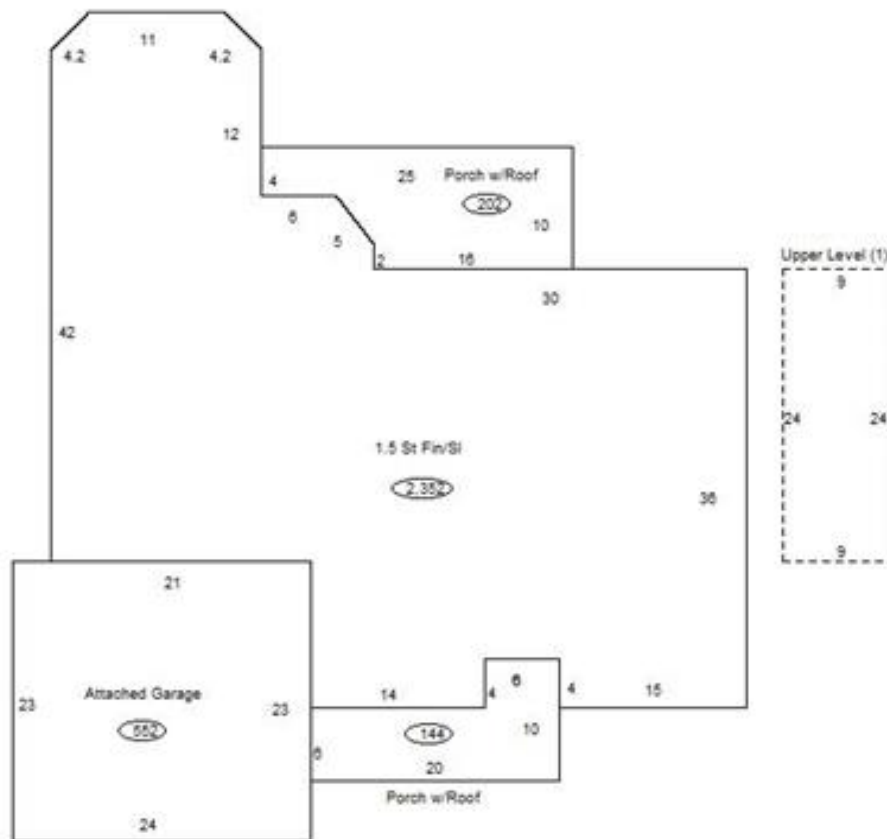
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Sketch Image

660027819



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	2,136	1.101	2,352
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	202	1.000	202
5	U	^UL		13	Upper Level (1)	216	1.000	216
Total Building Area						2,136		2,352