



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																										
Account 660027820 Parcel ID 000000-00-0-00831-016-0005 Cadastral ID 32-22-15-01610 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 320289 DEAN, JOSEPH C & TWILA M 5062 E CEDAR RIDGE RD CLAREMORE OK 74019-0000 Parcel Location Situs 05062 E CEDAR RIDGE RD Subdivision TRAILS END ESTATES Lot/Block 0005 / 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: 36.34905532 -95.73789116 LOT 5 BLOCK 16 TRAILS END ESTATES																																																																															
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																						
2025	2025-660027820	DEAN, JOSEPH C & TWILA M			28	271,619	0	29,878	3,367.00																																																																						
2024	2024-660027820	DEAN, JOSEPH C & TWILA M			28	296,343	0	32,598	3,732.00																																																																						
2023	2023-660027820	DEAN, JOSEPH C & TWILA M			28	284,753	0	31,323	3,528.00																																																																						
2022	2022-660027820	DEAN, JOSEPH C & TWILA M			28	287,799	0	31,658	3,545.00																																																																						
2021	2021-660027820	DEAN, JOSEPH C & TWILA M			28	275,744	0	30,332	3,442.00																																																																						
2020	2020-660027820	DEAN, JOSEPH C & TWILA M			28	271,350	0	29,849	3,395.00																																																																						
2019	2019-660027820	DEAN, JOSEPH C & TWILA M			28	260,405	0	28,645	3,226.00																																																																						
2018	2018-660027820	DEAN, JOSEPH C & TWILA M			28	267,351	0	29,409	3,344.00																																																																						
2017	2017-660027820	DEAN, JOSEPH C & TWILA M			28	267,000	0	29,370	3,293.00																																																																						
2016	2016-660027820	BARNES, PAUL A & ANGELA M			28	220,537	0	24,259	2,660.00																																																																						
2015	2015-660027820	BARNES, PAUL A & ANGELA M			28	215,340	0	23,687	2,625.00																																																																						
2014	2014-660027820	BARNES, PAUL A & ANGELA M			28	217,320	0	23,143	2,497.00																																																																						
2013	2013-660027820	BARNES, PAUL A & ANGELA M			28	205,081	0	22,041	2,373.00																																																																						



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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0978 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 47,822.00 x 1.20 = 57,220 Factor Value Adjustments 1.0000 Lot Value 57,220		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,856 / 1,856
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,856
Fixture/RghIn	11 /
Bed/F/H Bath	5 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	253,747	136.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	291,160		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.90	Total Misc Impr	+ 18,217				
Roofing Adj	+ 5.46	Garage Cost	+ 20,766				
Subfloor Adj	+ -3.49	Total RCN	= 289,376				
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 66,556				
Plumbing Adj	+ 9.57	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 222,820				
Adj Base Cost	= 134.91	Lot Value	+ 57,220				
Total Area	x 1,856	Indicated Value	= 280,040				
Adjusted Cost	= 250,393	Value Per SqFt	150.88				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	222,820		
Lot Value	57,220		
Indicated Value	280,040	150.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	280,040	150.88	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	67233	16x6		96	29.22		2,805
PRCH	SLAB PORCH - COVERED	67234	17x10		170	28.92		4,916
PRCH	SLAB PORCH - COVERED	67235	14x10		140	29.04		4,066



Rogers

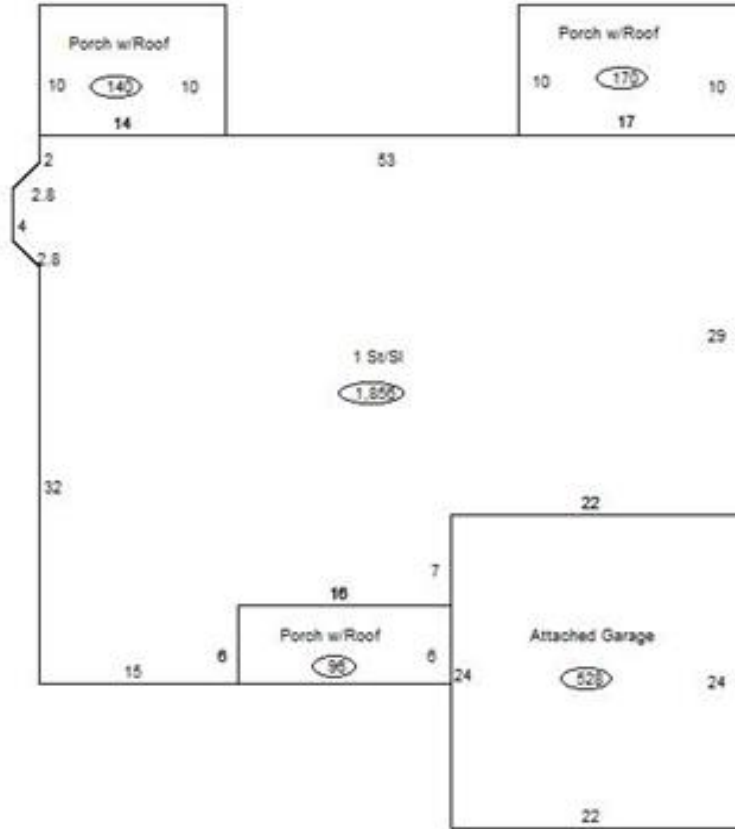
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Sketch Image

660027820



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,856	1.000	1,856
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	170	1.000	170
5	M	PRCH		13	SLBC	140	1.000	140
Total Building Area						1,856		1,856