



# 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	660029567				<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/18/2020</p>				
Parcel ID	000000-00-0-00945-003-0018								
Cadastral ID	34-22-14-02390								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 2							
Tax Area	27 - COLLINSVILLE/COLL FIRE								
Name ID	262830								
TRUESDALE, THAIR W & JENNIFER L									
REVOCABLE TRUST									
13124 WODE CIR COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	13124 WODE CIR								
Subdivision	WINDING CREEK ESTATES III								
Lot/Block	0018 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	34 / 22 / 14 / 5								
Neighborhood	1096 - R-V02-NW COLLINSVILLE								
School District	S026 - COLLINSVILLE SCHOOLS								
Legal Description									
Lat/Long: 36.34509714 -95.80760235									
LOT 18 BLOCK 3 WINDING CREEK EXT. 3									
Building Permits									
Number	Description	Opened	Closed	Amount					
R18 000119	R20- NEW SFR 3012 SQ FT	05/2018	01/2020	414,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1020/121	ELLENBURG, MICHEAL S &	03/22/1996	115,000	No					
811/780			78,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.120	Current Tax	
Remove Cap	0	Land Value	101,425	44,836	11%	4,932	Assessed	53,079	5,420.43
Year Frozen	0	Improvements	497,993	437,700		48,147	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-102.00
TIF Project ID	0	Total Value	599,418	482,536		53,079	Total Taxable	52,079	5,318.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660029567	TRUESDALE, THAIR W & JENNIFER L	27	571,384	1000	50,533	5,160.00		
2024	2024-660029567	TRUESDALE, THAIR W & JENNIFER L	27	579,113	1000	49,033	4,914.00		
2023	2023-660029567	TRUESDALE, THAIR W & JENNIFER L	27	483,677	1000	47,575	4,679.00		
2022	2022-660029567	TRUESDALE, THAIR W & JENNIFER L	27	487,600	1000	46,160	4,509.00		
2021	2021-660029567	TRUESDALE, THAIR W &	27	416,242	1000	44,787	4,443.00		
2020	2020-660029567	TRUESDALE, THAIR W &	27	411,794	1000	44,297	4,406.00		
2019	2019-660029567	TRUESDALE, THAIR W &	27	58,311	1000	5,414	532.00		
2018	2018-660029567	TRUESDALE, THAIR W &	27	59,866	1000	5,585	555.00		
2017	2017-660029567	TRUESDALE, THAIR W &	27	192,356	1000	17,508	1,713.00		
2016	2016-660029567	TRUESDALE, THAIR W &	27	190,958	1000	16,970	1,619.00		
2015	2015-660029567	TRUESDALE, THAIR W &	27	185,745	1000	16,446	1,588.00		
2014	2014-660029567	TRUESDALE, THAIR W &	27	187,496	1000	15,938	1,492.00		
2013	2013-660029567	TRUESDALE, THAIR W &	27	180,741	1000	15,445	1,442.00		



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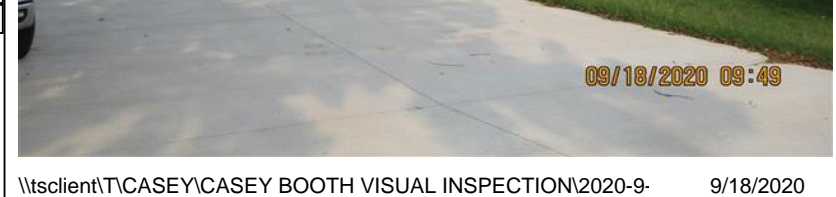
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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 101985.6 <b>Non-Ag Acres</b> 2.2871 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 99,627.00 x 1.02 = 101,425 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 101,425		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Veneer, Stone
<b>Base/Total Area</b>	2,182 / 3,347
<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>	2,182
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	5 / 3.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	605 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2019 / 5



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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>	462,399	138.15	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>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.30	<b>Total Misc Impr</b>	+ 14,254				
<b>Roofing Adj</b>	+ 3.44	<b>Garage Cost</b>	+ 28,907				
<b>Subfloor Adj</b>	+ -2.22	<b>Total RCN</b>	= 443,395				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 5%)</b>	- 22,170				
<b>Plumbing Adj</b>	+ 7.59	<b>Lump Sums</b>	+ 35,897				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 457,122				
<b>Adj Base Cost</b>	= 119.58	<b>Lot Value</b>	+ 101,425				
<b>Total Area</b>	x 3,347	<b>Indicated Value</b>	= 558,547				
<b>Adjusted Cost</b>	= 400,234	<b>Value Per SqFt</b>	166.88				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	457,122		
<b>Lot Value</b>	101,425		
<b>Indicated Value</b>	558,547	166.88	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	40,871		
<b>Total Value</b>	599,418	179.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2019	1	0.00	
PRCH	SLAB PORCH - COVERED	144400	11x10			110	29.17	3,209
PRCH	SLAB PORCH - COVERED	144401	76			76	29.29	2,226
PATO	SLAB PORCH - OPEN	144404	13x8			104	12.89	1,341
PRCH	SLAB PORCH - COVERED	144405	13x8			104	29.19	3,036
PATO	SLAB PORCH - OPEN	144406	11x8			88	12.93	1,138
GRDT	Garage - Detached	171737	38x32			1,216	32.44	9% 35,897
GENR	Generator - Residential Standby			1		1	3,304.00	3,304



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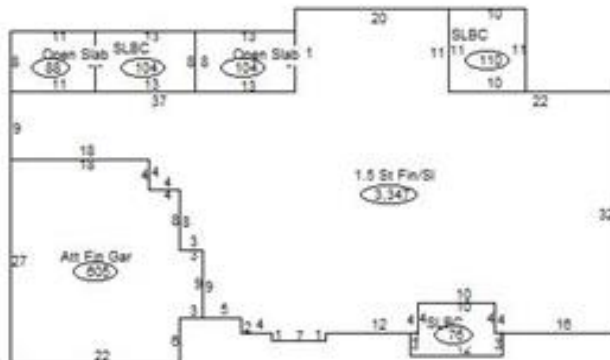
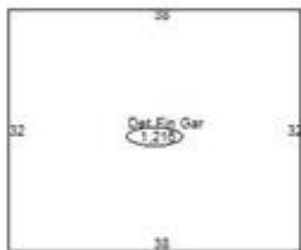
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,182	1.534	3,347
2	M	PRCH		20	SLBC	110	1.000	110
3	M	PRCH		20	SLBC	76	1.000	76
4	U	^UL		20	Upper Level (1)	1,165	1.000	1,165
5	G	5		20	Att Fin Gar	605	1.000	605
6	M	PATO		20	Open Slab	104	1.000	104
7	M	PRCH		20	SLBC	104	1.000	104
8	M	PATO		20	Open Slab	88	1.000	88
9	G	6		20	Det Fin Gar	1,216	1.000	1,216
<b>Total Building Area</b>						<b>2,182</b>		<b>3,347</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x50x10	Concrete	Formed Metal	2,500
	Qual 3	Cond 3	Year 2005	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (25.95 x 2,500)	64,875	64,875	24,004	40,871