



# 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> 660084565 <b>Parcel ID</b> 22N15E-31-4-00000-000-0000 <b>Cadastral ID</b> 31-22-15-01810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 317441 CURTIUS, BRIAN L & LESLIE EVE  18500 S ELM RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 18500 E ELM RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.01 - Acres <b>Sec/Twn/Rng</b> 31 / 22 / 15 / 4 <b>Neighborhood</b> 6060 - UNPLATTED <b>School District</b> S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\072022(83)\IMG_0003.JPG 7/21/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.33936734 -95.74873929																																																						
TR COMM 1150' N OF SW/C OF SE/4 WHICH IS ALSO THE SW/C OF LOT 1 BLOCK 11 TRAILS END ESTATES; TH S 170'; TH E 260'; TH N 170'; TH W 260' TO POB					<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>																																													
					2524/399	MITCHELL, DUSTIN &	01/15/2016	210,000	YES																																													
					1908/306	SHEPHERD, LEE	10/22/2007	17,500	YES																																													
					1615/651	POLLOCK, AUBREY E	08/31/2004	10,000	11																																													
<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>2017</td> <td>Land Value 44,848</td> <td>44,848</td> <td>11%</td> <td>4,933</td> <td>Assessed</td> <td>27,839</td> <td>3,137.40</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 234,708</td> <td>208,232</td> <td></td> <td>22,906</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 279,556</td> <td>253,080</td> <td></td> <td>27,839</td> <td>Total Taxable</td> <td>27,839</td> <td>3,137.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	112.698	Current Tax	Remove Cap	2017	Land Value 44,848	44,848	11%	4,933	Assessed	27,839	3,137.40	Year Frozen	0	Improvements 234,708	208,232		22,906	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 279,556	253,080		27,839	Total Taxable	27,839	3,137.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660084565	CURTIUS, BRIAN L & LESLIE EVE	28	263,280	0	26,513	2,988.00																																															
2024	2024-660084565	CURTIUS, BRIAN L & LESLIE EVE	28	274,791	0	25,251	2,891.00																																															
2023	2023-660084565	CURTIUS, BRIAN L & LESLIE EVE	28	236,193	0	24,048	2,708.00																																															
2022	2022-660084565	CURTIUS, BRIAN L & LESLIE EVE	28	232,888	0	22,903	2,564.00																																															
2021	2021-660084565	CURTIUS, BRIAN L & LESLIE EVE	28	201,356	0	21,812	2,475.00																																															
2020	2020-660084565	CURTIUS, BRIAN L & LESLIE EVE	28	200,074	0	20,775	2,363.00																																															
2019	2019-660084565	CURTIUS, BRIAN L	28	179,863	0	19,785	2,229.00																																															
2018	2018-660084565	CURTIUS, BRIAN L	28	216,086	0	23,770	2,702.00																																															
2017	2017-660084565	CURTIUS, BRIAN L	28	214,312	0	23,575	2,644.00																																															
2016	2016-660084565	CURTIUS, BRIAN L	28	155,430	0	17,097	1,875.00																																															
2015	2015-660084565	MITCHELL, DUSTIN &	28	152,255	0	16,748	1,856.00																																															
2014	2014-660084565	MITCHELL, DUSTIN &	28	155,382	0	16,599	1,791.00																																															
2013	2013-660084565	MITCHELL, DUSTIN &	28	146,452	0	15,809	1,702.00																																															



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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	1.01		
Non-Ag Acres	1.0591		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	46,136.00 x .97 = 44,848		
Factor Value			
Adjustments	1.0000		
Lot Value	44,848		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,700 / 1,700
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,700
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	257,957 151.74 Per SqFt

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	198,870
Lot Value	44,848
Indicated Value	243,718 143.36 Per SqFt
Agland Value	
Site Improvements	35,838
Total Value	279,556 164.44 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	98.08	Total Misc Impr	+	9,489
Roofing Adj	+ 4.64	Garage Cost	+	14,049
Subfloor Adj	+ -2.31	Total RCN	=	231,244
Heat/Cool Adj	+ 12.64	Depreciation ( 14%)	-	32,374
Plumbing Adj	+ 9.13	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	198,870
Adj Base Cost	= 122.18	Lot Value	+	44,848
Total Area	x 1,700	Indicated Value	=	243,718
Adjusted Cost	= 207,706	Value Per SqFt		143.36

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	102874	20x8		160	26.43		4,229
PRCH	SLAB PORCH - COVERED	102875	40x5		200	26.30		5,260



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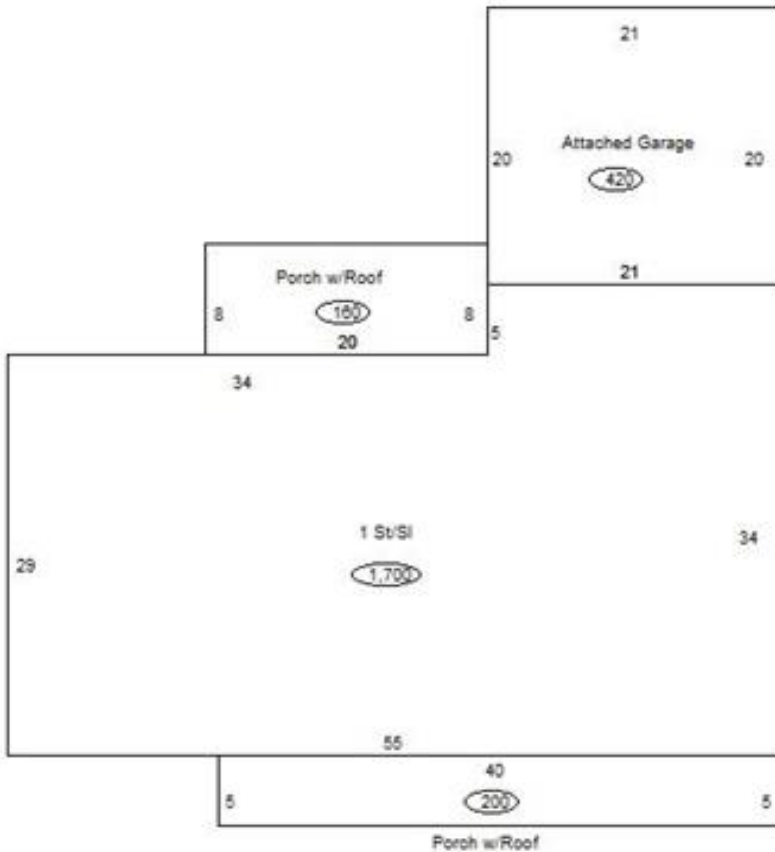
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,700	1.000	1,700
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PRCH		13	SLBC	200	1.000	200
<b>Total Building Area</b>						<b>1,700</b>		<b>1,700</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,260
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (29.94 x 1,260)		37,724	37,724	1,886	35,838	