



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660092679 Parcel ID 22N15E-31-4-00000-000-0000 Cadastral ID 31-22-15-00115 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 333572 PINKERTON, HAP A & JENNIFER D REVOCABLE LIVING TRUST 18852 S 4080 RD CLAREMORE OK 74019-5856 Parcel Location Situs 18852 S 4080 RD Subdivision Lot/Block / Parcel Size 4.18 - Acres Sec/Twn/Rng 31 / 22 / 15 / 4 Neighborhood 6060 - UNPLATTED School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33734318 -95.74146079										Building Permits <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>R2013 01 23</td> <td>R14-NEW 2250 SQ FT 45X50 POLE BAI</td> <td>01/2013</td> <td>05/2013</td> <td>4,500</td> </tr> <tr> <td>R2011 0416</td> <td>R12-NEW 2989 SQ FT SFR</td> <td>05/2011</td> <td>11/2011</td> <td>280,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 01 23	R14-NEW 2250 SQ FT 45X50 POLE BAI	01/2013	05/2013	4,500	R2011 0416	R12-NEW 2989 SQ FT SFR	05/2011	11/2011	280,000																																																																																												
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size Lot Count Units Buildable 4.18 Non-Ag Acres 4.2033 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 183,098.00 x .49 = 89,335 Factor Value Adjustments 1.0000 Lot Value 89,335		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 4 - Good Architecture Style 100% One Story Exterior Wall 100% Veneer, Masonry Base/Total Area 3,000 / 3,000 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 3,000 Fixture/RghIn 14 / Bed/F/H Bath 4 / 2.5 / Basement Area Garage Type 1,026 Attached Garage - Unfinished Remodel Year/Eff Age 2011 / 11		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,000 / 3,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,000
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	1,026 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

Cost Approach		Manual : 01/2025	
Base Cost	109,26	Total Misc Impr	+ 20,261
Roofing Adj	+ 5.64	Garage Cost	+ 46,601
Subfloor Adj	+ -4.37	Total RCN	= 472,582
Heat/Cool Adj	+ 16.31	Depreciation (11%)	- 51,984
Plumbing Adj	+ 8.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 420,598
Adj Base Cost	= 135,24	Lot Value	+ 89,335
Total Area	x 3,000	Indicated Value	= 509,933
Adjusted Cost	= 405,720	Value Per SqFt	169.98

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	518,480 172.83 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	420,598
Lot Value	89,335
Indicated Value	509,933 169.98 Per SqFt
Agland Value	
Site Improvements	68,128
Total Value	578,061 192.69 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	7,243.87	7,244
PRCH	SLAB PORCH - COVERED	112110	19x11		209	32.22	6,734
PATO	SLAB PORCH - OPEN	112111	29x12		348	10.95	3,811
PRCH	SLAB PORCH - COVERED	112112	75		75	32.96	2,472
SHLT	STORM SHELTER						



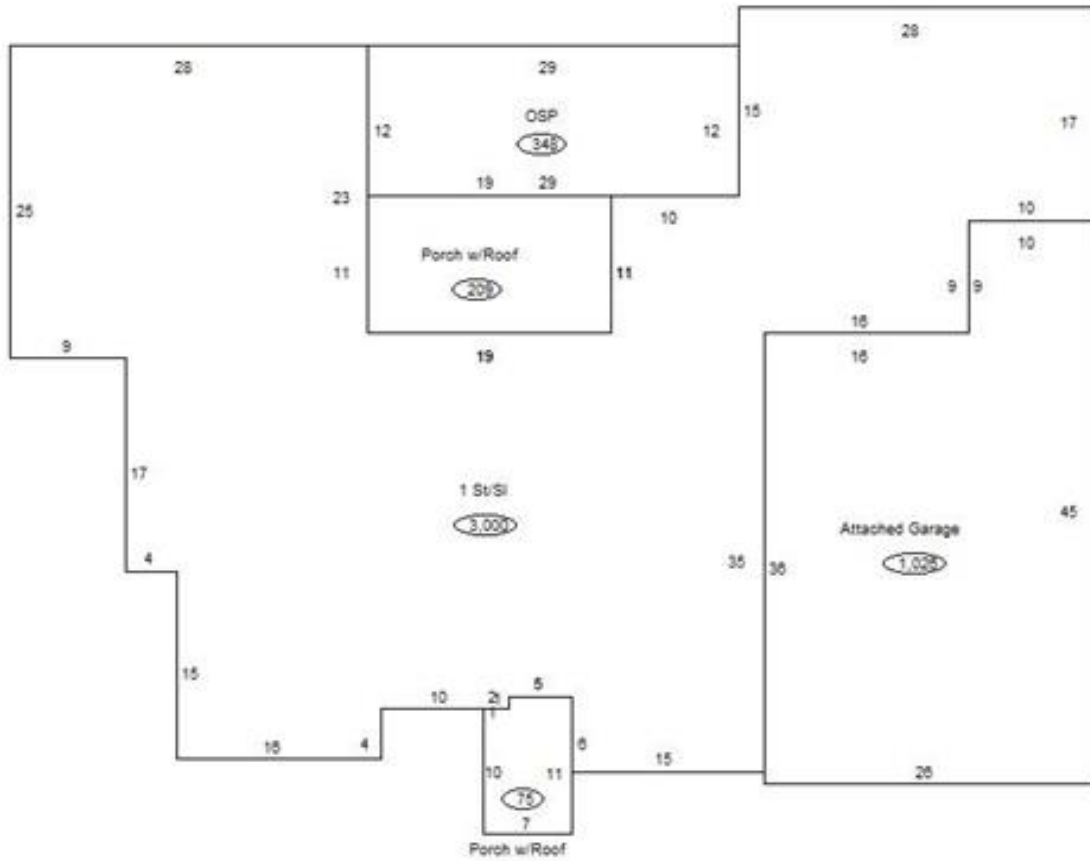
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Sketch Image

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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	3,000	1.000	3,000
2	M	PRCH		13	SLBC	209	1.000	209
3	M	PATO		13	Open Slab	348	1.000	348
4	M	PRCH		13	SLBC	75	1.000	75
5	G	1		13	Attached Garage	1,026	1.000	1,026
Total Building Area						3,000		3,000



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	50x45x0			2,250	
	Qual	Cond	Year	2013	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (28.78 x 2,250)		64,755		64,755	64,755	
	LNT0	LEAN TO - ATTACHED	12x10x0			120	
	Qual	Cond	Year	2013	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (9.50 x 120)		1,140		1,140	1,140	
	STF	STG FAIR	0x0x0			384	
	Qual	2	Cond	3	Year	2011	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 384)		1,797		1,797	1,797	
	LF	LOAFING SHED	8x16x0			128	
	Qual	3	Cond	3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 128)		545		545	436	