



# 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> 660006037 <b>Parcel ID</b> 000000-00-0-00702-001-0007 <b>Cadastral ID</b> 07-21-15-02000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 295698 OLMSTEAD, MARK L LIVING TRUST  4204 E HWY 20 COLLINSVILLE OK 74021-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 04204 E HWY 20 <b>Subdivision</b> ROLLING MEADOWS EXT 2 <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> .92 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 15 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32090135 -95.75499536					<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>4840</td> <td></td> <td>01/2000</td> <td>03/2000</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	4840		01/2000	03/2000																																																																																																							
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 17500 <b>Non-Ag Acres</b> 2.5225 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 109,882.00 x .91 = 100,314 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 100,314		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	80% Frame, Siding, Wood 20% Veneer, Masonry
<b>Base/Total Area</b>	2,084 / 2,372
<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>	2,084
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 32



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0509\IMG\_0040. 5/9/2022

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	90.99	<b>Total Misc Impr</b>	+ 7,960
<b>Roofing Adj</b>	+ 4.09	<b>Garage Cost</b>	+ 16,627
<b>Subfloor Adj</b>	+ -1.92	<b>Total RCN</b>	= 291,057
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 40%)</b>	- 116,423
<b>Plumbing Adj</b>	+ 6.54	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 174,634
<b>Adj Base Cost</b>	= 112.34	<b>Lot Value</b>	+ 100,314
<b>Total Area</b>	x 2,372	<b>Indicated Value</b>	= 274,948
<b>Adjusted Cost</b>	= 266,470	<b>Value Per SqFt</b>	115.91

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>	252,838	106.59	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	3
<b>Indicated Value</b>	361,270 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	174,634		
<b>Lot Value</b>	100,314		
<b>Indicated Value</b>	274,948	115.91	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	421		
<b>Total Value</b>	275,369	116.09	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	14179		88	88	26.65		2,345



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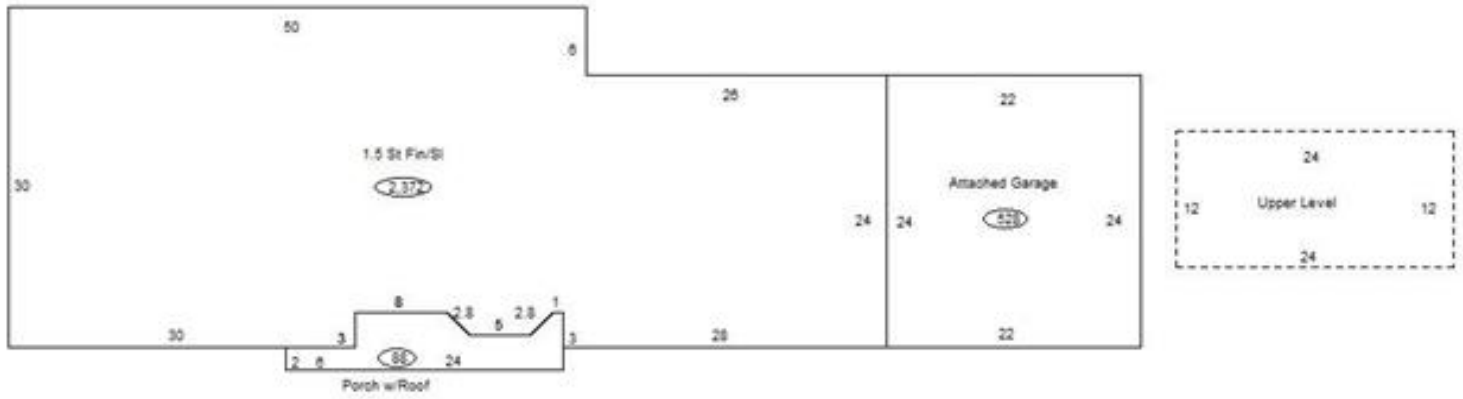
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,084	1.138	2,372
2	M	PRCH		13	SLBC	88	1.000	88
3	G	1		13	Attached Garage	528	1.000	528
4	U	^UL		13	Upper Level	288	1.000	288
<b>Total Building Area</b>						<b>2,084</b>		<b>2,372</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 120)	562		562	141
						421