



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:18:34  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011965 <b>Parcel ID</b> 000000-00-0-00903-001-0009 <b>Cadastral ID</b> 11-21-15-04270 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 342092 COLLINS, LANCE & GINA  8266 E 485 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 08266 E 485 RD <b>Subdivision</b> WESTVIEW ESTATES <b>Lot/Block</b> 0009 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 15 / 5 <b>Neighborhood</b> 1019 - R-V04-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31422188 -95.68238591 LOT 9 BLOCK 1 WESTVIEW ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1019 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1706	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,990.00 x 1.25 = 63,983	
Factor Value		
Adjustments	1.0000	
Lot Value	63,983	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,275 / 1,947
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,275
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1973 / 25

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0721\IMG\_0110. 7/26/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	208,690	107.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	263,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.59	Total Misc Impr	+	20,134			
Roofing Adj	+ 3.38	Garage Cost	+	16,032			
Subfloor Adj	+ -1.59	Total RCN	=	269,903			
Heat/Cool Adj	+ 12.64	Depreciation ( 31%)	-	83,670			
Plumbing Adj	+ 10.03	Lump Sums	+	14,723			
Basement Adj	+ 0.00	RCNLD	=	200,956			
Adj Base Cost	= 120.05	Lot Value	+	63,983			
Total Area	x 1,947	Indicated Value	=	264,939			
Adjusted Cost	= 233,737	Value Per SqFt		136.08			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,956		
Lot Value	63,983		
Indicated Value	264,939	136.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	264,939	136.08	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	28796	20x15		300	28.73		8,619
PRCH	SLAB PORCH - COVERED	28798	225		225	26.22		5,900
WODO	WOOD DECK - OPEN	28799	883		883	16.89	25%	11,185
BALW	BALCONY - WOOD	28800	18x7		126	28.08		3,538



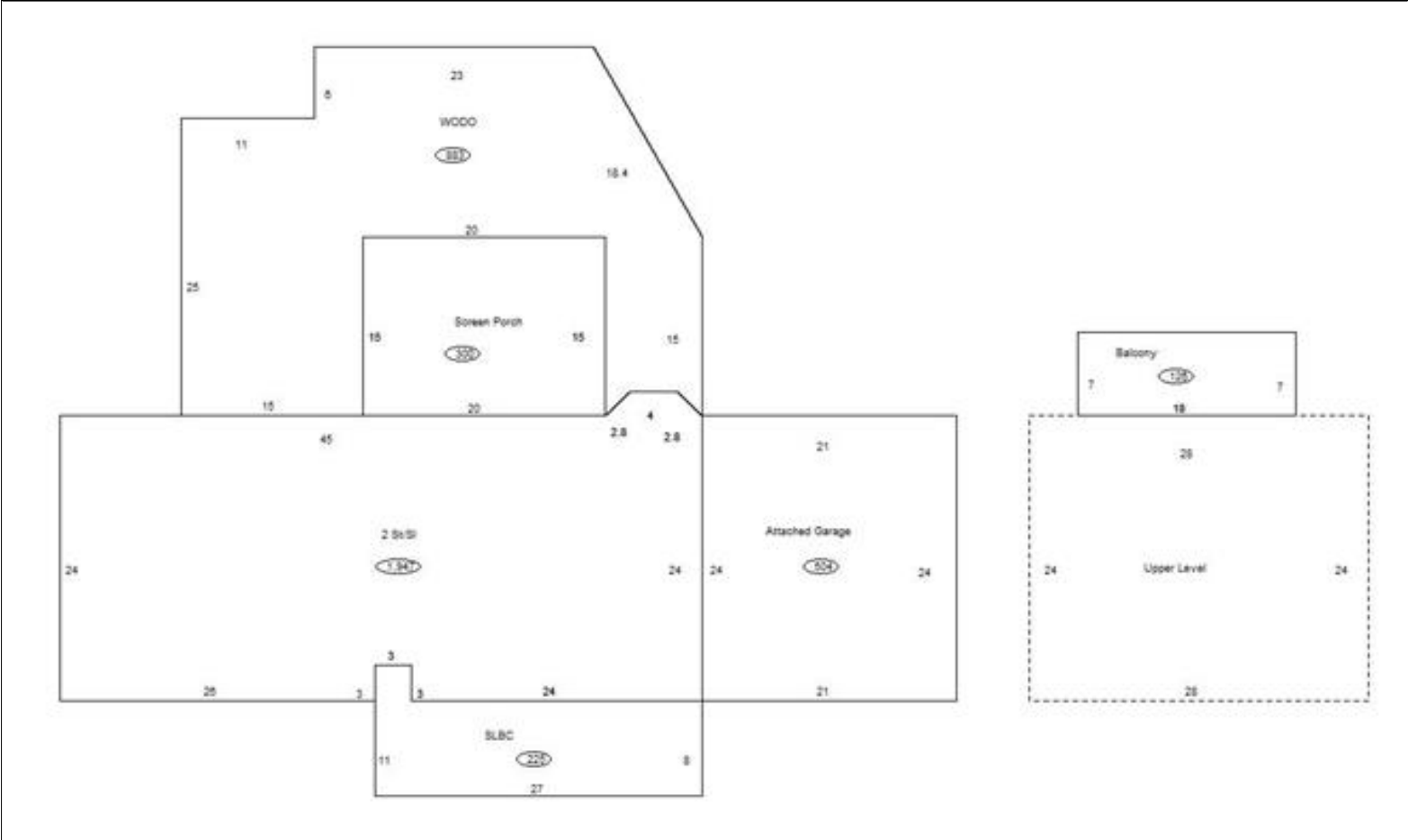
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	1,275	1.527	1,947
2	G	1		10	Attached Garage	504	1.000	504
3	M	EPKS		10	Screen Porch	300	1.000	300
4	U	^UL		10	Upper Level	672	1.000	672
5	M	PRCH		10	SLBC	225	1.000	225
6	M	WODO		10	WODO	883	1.000	883
7	M	BALW		10	Balcony	126	1.000	126
<b>Total Building Area</b>						1,275		1,947



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x )				