




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 660027191 Parcel ID 000000-00-0-00831-001-0003 Cadastral ID 31-22-15-02730 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 257916 ABERNETHY, WILLIAM CRAIG & LESA D 4992 E RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 04992 E RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-04-05 04-03-18\04-03-18 046.JPG 4/5/2018</p>																																																																																																																				
Legal Description Lot/Long: 36.34080471 -95.74078116 LOT 3 BLOCK 1 TRAILS END ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9418 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 41,026.00 x 1.25 = 51,283 Factor Value Adjustments 1.0000 Lot Value 51,283		 <p>C:\Users\RLN\Pictures\2018-04-05 04-03-18\04-03-18 046.JPG 4/5/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	731 / 1,491
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	731
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	195,905	131.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	6,230		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.58	Total Misc Impr	+ 12,716				
Roofing Adj	+ 2.69	Garage Cost	+ 13,373				
Subfloor Adj	+ -0.71	Total RCN	= 213,836				
Heat/Cool Adj	+ 11.47	Depreciation (34%)	- 72,704				
Plumbing Adj	+ 11.89	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 141,132				
Adj Base Cost	= 125.92	Lot Value	+ 51,283				
Total Area	x 1,491	Indicated Value	= 192,415				
Adjusted Cost	= 187,747	Value Per SqFt	129.05				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,132		
Lot Value	51,283		
Indicated Value	192,415	129.05	Per SqFt
Agland Value			
Site Improvements	21,088		
Total Value	213,503	143.19	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	65446		105	105	23.94		2,514
PATO	SLAB PORCH - OPEN	65448		628	628	8.13		5,106



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x24x0			720
	Qual	2	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary Base Cost (32.93 x 720) 23,710		Modifier Total	RCN 23,710	Depr (15% Phys/ % Func) 3,557	RCNLD 20,153
	LT	LEAN-TO	30x12x0			360
	Qual		Cond	Year 2016	Eff Age	
	Valuation Summary Base Cost (2.92 x 360) 1,051		Modifier Total	RCN 1,051	Depr (11% Phys/ % Func) 116	RCNLD 935