




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:50:52
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Assessment Data					Primary Image																																																																																																																				
Account 660027192 Parcel ID 000000-00-0-00831-001-0004 Cadastral ID 31-22-15-02740 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 332112 YANG, KONG & SHILLBE LOR 4972 E RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 04972 E RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0004 / 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\04-03-18 048.JPG 4/5/2018</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.974 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 42,429.00 x 1.25 = 53,036 Factor Value Adjustments 1.0000 Lot Value 53,036		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,614 / 1,614
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,614
Fixture/RghIn	20 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	750 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 199,690 123.72 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 2 Indicated Value 227,490 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.83	Total Misc Impr	+ 12,337
Roofing Adj	+ 4.46	Garage Cost	+ 19,245
Subfloor Adj	+ -1.15	Total RCN	= 238,335
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 92,951
Plumbing Adj	+ 15.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 145,384
Adj Base Cost	= 128.10	Lot Value	+ 53,036
Total Area	x 1,614	Indicated Value	= 198,420
Adjusted Cost	= 206,753	Value Per SqFt	122.94

Value Reconciliation
Selected Approach Cost Approach Improvements 145,384 Lot Value 53,036 Indicated Value 198,420 122.94 Per SqFt Agland Value Site Improvements Total Value 198,420 122.94 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	65451	14x4		56	24.09		1,349
PRCH	SLAB PORCH - COVERED	65452	186		186	23.62		4,393
PATO	SLAB PORCH - OPEN	65453	13x11		143	10.48		1,499



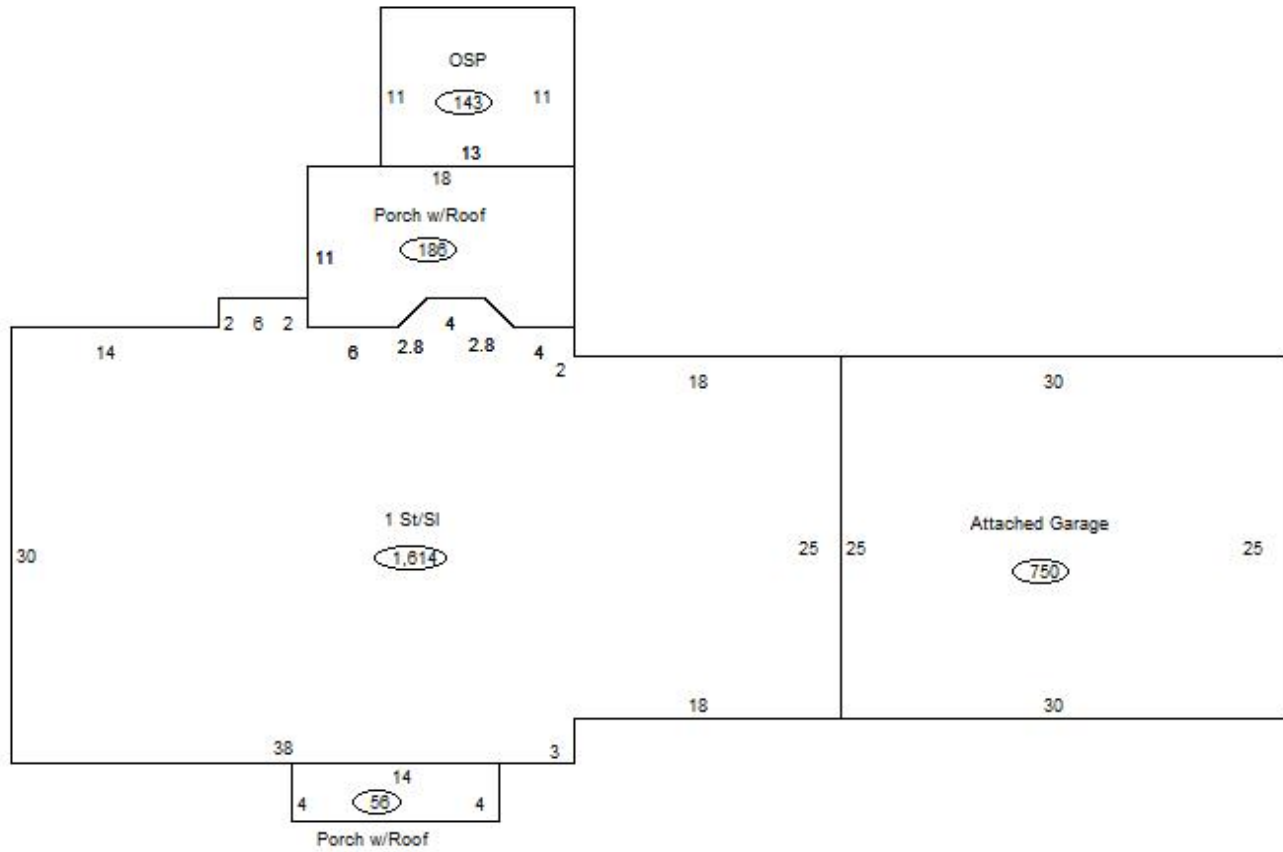
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Sketch Image

660027192



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,614	1.000	1,614
2	G	1		13	Attached Garage	750	1.000	750
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PRCH		13	SLBC	186	1.000	186
5	M	PATO		13	Open Slab	143	1.000	143
Total Building Area						1,614		1,614