



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:13:44
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Assessment Data					Primary Image																																																																																																																				
Account 660027199 Parcel ID 000000-00-0-00831-001-0011 Cadastral ID 31-22-15-02820 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 327765 DAVIS, BRADLEY W & LEAH 4732 E RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 04732 E RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 48606 Non-Ag Acres 1.0718 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 46,689.00 x 1.21 = 56,484 Factor Value Adjustments 1.0000 Lot Value 56,484		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,424 / 1,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,424
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	170,643	119.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	184,420		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.28	Total Misc Impr	+	10,376			
Roofing Adj	+ 4.58	Garage Cost	+	12,063			
Subfloor Adj	+ -1.20	Total RCN	=	206,534			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	55,764			
Plumbing Adj	+ 14.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	150,770			
Adj Base Cost	= 129.28	Lot Value	+	56,484			
Total Area	x 1,424	Indicated Value	=	207,254			
Adjusted Cost	= 184,095	Value Per SqFt		145.54			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,770		
Lot Value	56,484		
Indicated Value	207,254	145.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	207,254	145.54	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	65482	24x5		120	23.88		2,866
PATO	SLAB PORCH - OPEN	65483	274		274	8.81		2,414



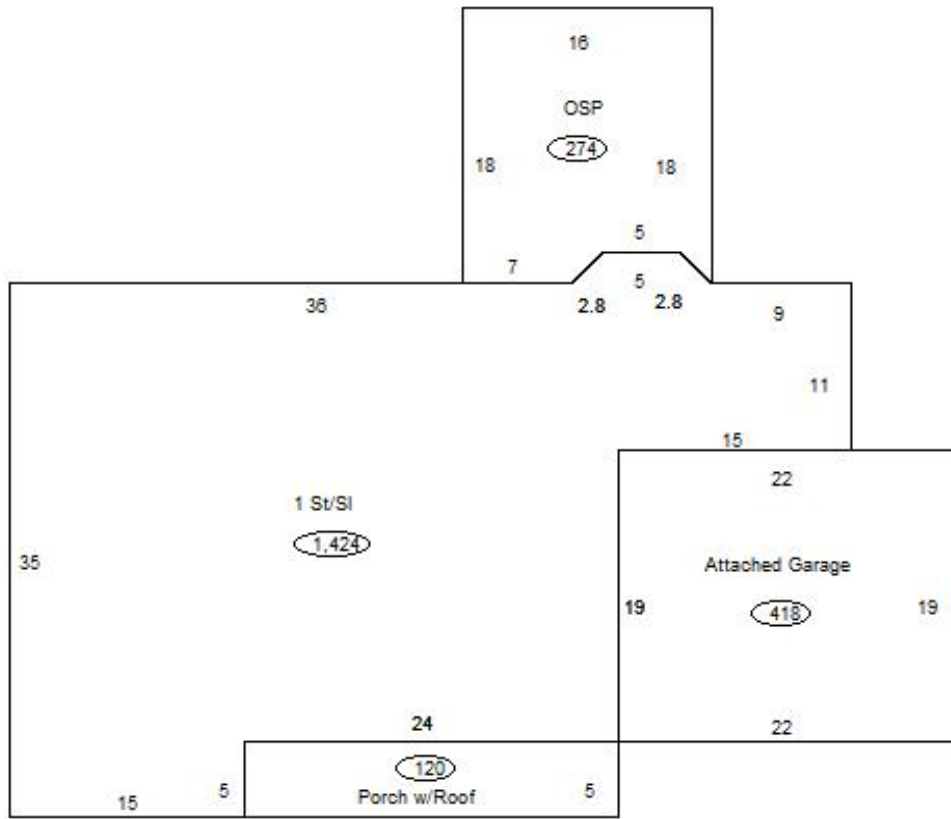
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Sketch Image

660027199



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,424	1.000	1,424
2	G	1		13	Attached Garage	418	1.000	418
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	274	1.000	274
Total Building Area						1,424		1,424