



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:51:01
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660027208 Parcel ID 000000-00-0-00831-002-0006 Cadastral ID 31-22-15-02910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 322980 MCDONALD, GEFFERY S & GINA C 4729 E RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 04729 E RANCH RD Subdivision TRAILS END ESTATES Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.34186166 -95.74351623																																																																																																																									
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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2246		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	53,345.00 x 1.14 = 60,810		
Factor Value			
Adjustments	1.0000		
Lot Value	60,810		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,048 / 2,048
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,048
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	239,032	116.71	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	286,100		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.27	Total Misc Impr	+	6,420			
Roofing Adj	+ 4.67	Garage Cost	+	14,968			
Subfloor Adj	+ -2.19	Total RCN	=	283,450			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	65,194			
Plumbing Adj	+ 7.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	218,256			
Adj Base Cost	= 127.96	Lot Value	+	60,810			
Total Area	x 2,048	Indicated Value	=	279,066			
Adjusted Cost	= 262,062	Value Per SqFt		136.26			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	218,256		
Lot Value	60,810		
Indicated Value	279,066	136.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	279,066	136.26	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	65522	6x5		30	26.84		805



Rogers

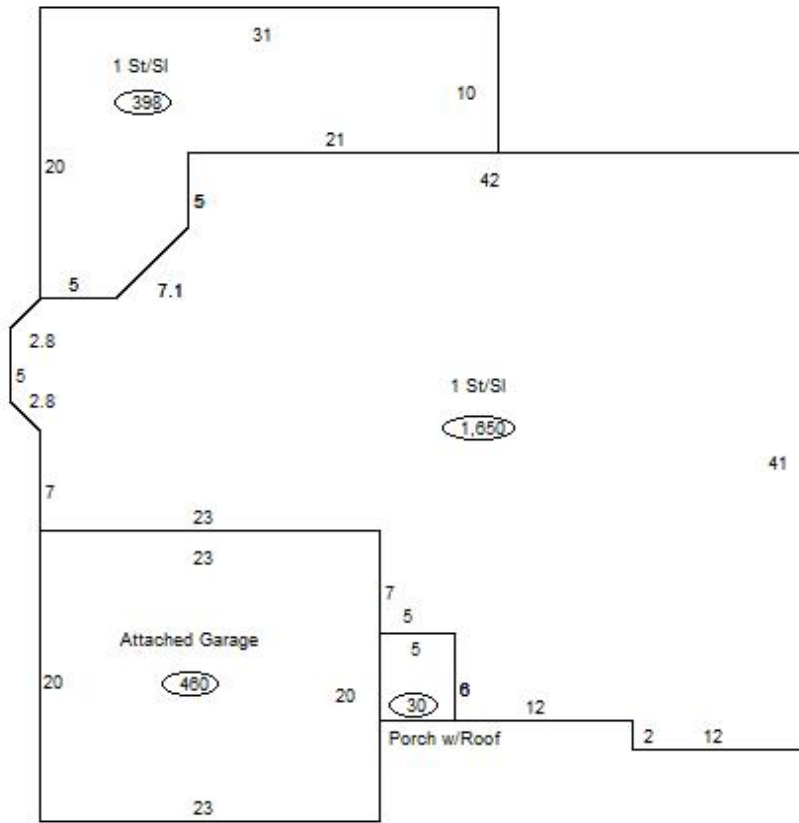
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Sketch Image

660027208



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,650	1.000	1,650
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	30	1.000	30
4	R	1	Slab	13	1 St/SI	398	1.000	398
Total Building Area						2,048		2,048