



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 660027216 Parcel ID 000000-00-0-00831-002-0014 Cadastral ID 31-22-15-02990 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 305900 DENNIS, LAVERSA & JIMMY ROYCE 4935 E BLACKJACK DR CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 04935 E BLACKJACK DR Subdivision TRAILS END ESTATES Lot/Block 0014 / 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: 36.34330693 -95.74232129 LOT 14 BLOCK 2 TRAILS END ESTATES					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>10119</td> <td>R7-NEW 2400 SQ FT DET/GARAGE</td> <td>05/2006</td> <td>02/2007</td> <td>50,000</td> </tr> <tr> <td>7144</td> <td>R3 NEW HOME</td> <td>01/2001</td> <td>10/2002</td> <td>85,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	10119	R7-NEW 2400 SQ FT DET/GARAGE	05/2006	02/2007	50,000	7144	R3 NEW HOME	01/2001	10/2002	85,500																																																																																																	
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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.5594		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	67,928.00 x 1.03 = 70,289		
Factor Value			
Adjustments	1.0000		
Lot Value	70,289		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,826 / 1,826
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,826
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 18

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	287,538 157.47 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	45,250 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	224,666
Lot Value	70,289
Indicated Value	294,955 161.53 Per SqFt
Agland Value	
Site Improvements	48,510
Total Value	343,465 188.10 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.57	Total Misc Impr	+ 19,262				
Roofing Adj	+ 4.79	Garage Cost	+ 18,330				
Subfloor Adj	+ -2.29	Total RCN	= 280,833				
Heat/Cool Adj	+ 12.64	Depreciation (20%)	- 56,167				
Plumbing Adj	+ 8.50	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 224,666				
Adj Base Cost	= 133.21	Lot Value	+ 70,289				
Total Area	x 1,826	Indicated Value	= 294,955				
Adjusted Cost	= 243,241	Value Per SqFt	161.53				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65559	9x7		63	26.73		1,684
PRCH	SLAB PORCH - COVERED	65560	13x6		78	26.68		2,081
PRCH	SLAB PORCH - COVERED	65561	13x6		78	26.68		2,081
PATO	SLAB PORCH - OPEN	65562	52x30		1,560	8.60		13,416

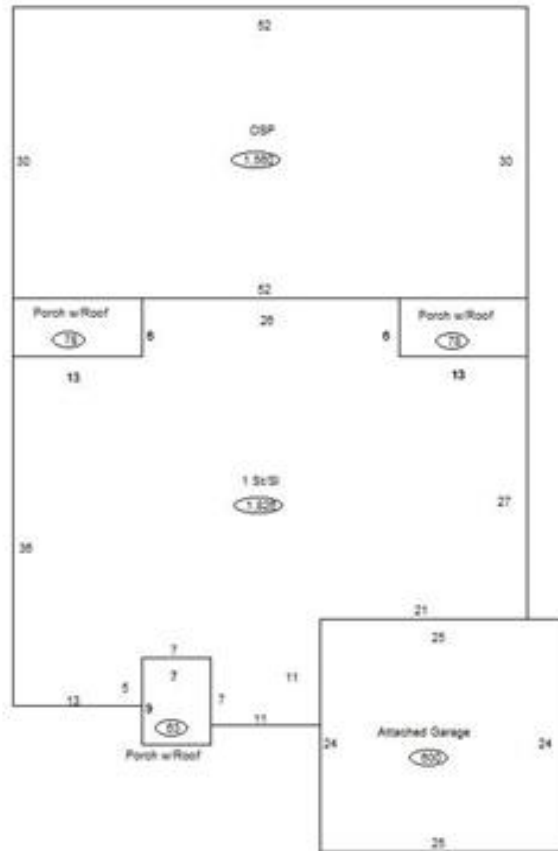


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,826	1.000	1,826
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	63	1.000	63
4	M	PRCH		13	SLBC	78	1.000	78
5	M	PRCH		13	SLBC	78	1.000	78
6	M	PATO		13	Open Slab	1,560	1.000	1,560
Total Building Area						1,826		1,826



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
Base Cost (26.95 x 2,400)		64,680	64,680	16,170	48,510	