



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:07:51  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027220 <b>Parcel ID</b> 000000-00-0-00831-003-0004 <b>Cadastral ID</b> 31-22-15-03030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 345781 BOWLER, RICHARD FAMILY REVOCABLE TRUST  4940 E CHESTNUT DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 04940 E CHESTNUT DR <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0004 / 0003 <b>Parcel Size</b> 1.5 - Lots <b>Sec/Twn/Rng</b> 31 / 22 / 15 / 5 <b>Neighborhood</b> 1132 - R-V04-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.34421253 -95.74214907																																																																																																																									
<b>Legal Description</b> LOT 4 BLOCK 3 TRAILS END ESTATES & PT LOT 5 BLOCK 3 BEG NE/C OF LOT 5; TH S 10-58-12 W364.39'; TH N 218.62'; TH N 25-56-56 E 154 73' TO POB					<b>Building Permits</b> <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>R2012 0415</td> <td>R14-NEW 1200 SQ FT DETACH BUILDI</td> <td>04/2012</td> <td>10/2013</td> <td>10,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 0415	R14-NEW 1200 SQ FT DETACH BUILDI	04/2012	10/2013	10,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1132 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1.5							
Non-Ag Acres	1.2701							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	55,326.00 x 1.12 = 62,098			\\tsclient\T\TOMMY DUNLAP\New folder (80)\IMG_0043.JPG 7/13/2022				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	62,098			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code 1 Test				
Quality	3.5 - Average			Adusted R 0.8445				
Architecture				Indicated Value 293,596 110.96 Per SqFt				
Style	76% 1 1/2 Story Finished 24% One Story			<b>Direct Comparables</b>				
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	2,086 / 2,646			Adjustment Model 1 2022 Residential				
Style	76% 1 1/2 Story Finished - 24% One Story			Comparables 2				
HVAC	100% Warmed & Cooled Air			Indicated Value 308,290 Per SqFt				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	2,086			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 268,768				
Bed/F/H Bath	3 / 2.0 /			Lot Value 62,098				
Basement Area				Indicated Value 330,866 125.04 Per SqFt				
Garage Type				Agland Value				
Remodel				Site Improvements 15,360				
Year/Eff Age	2002 / 18			Total Value 346,226 130.85 Total Value Per SqFt				
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	95.16	Total Misc Impr	+ 17,763					
Roofing Adj	+ 4.20	Garage Cost	+ 0					
Subfloor Adj	+ -2.68	Total RCN	= 329,621					
Heat/Cool Adj	+ 14.47	Depreciation ( 20%)	- 65,924					
Plumbing Adj	+ 6.71	Lump Sums	+ 5,071					
Basement Adj	+ 0.00	RCNLD	= 268,768					
Adj Base Cost	= 117.86	Lot Value	+ 62,098					
Total Area	x 2,646	Indicated Value	= 330,866					
Adjusted Cost	= 311,858	Value Per SqFt	125.04					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	65578	16x8		128	32.17		4,118
PRCH	SLAB PORCH - COVERED	65579	42x6		252	28.63		7,215
WODO	WOOD DECK - OPEN	140456	26x8		208	24.38		5,071



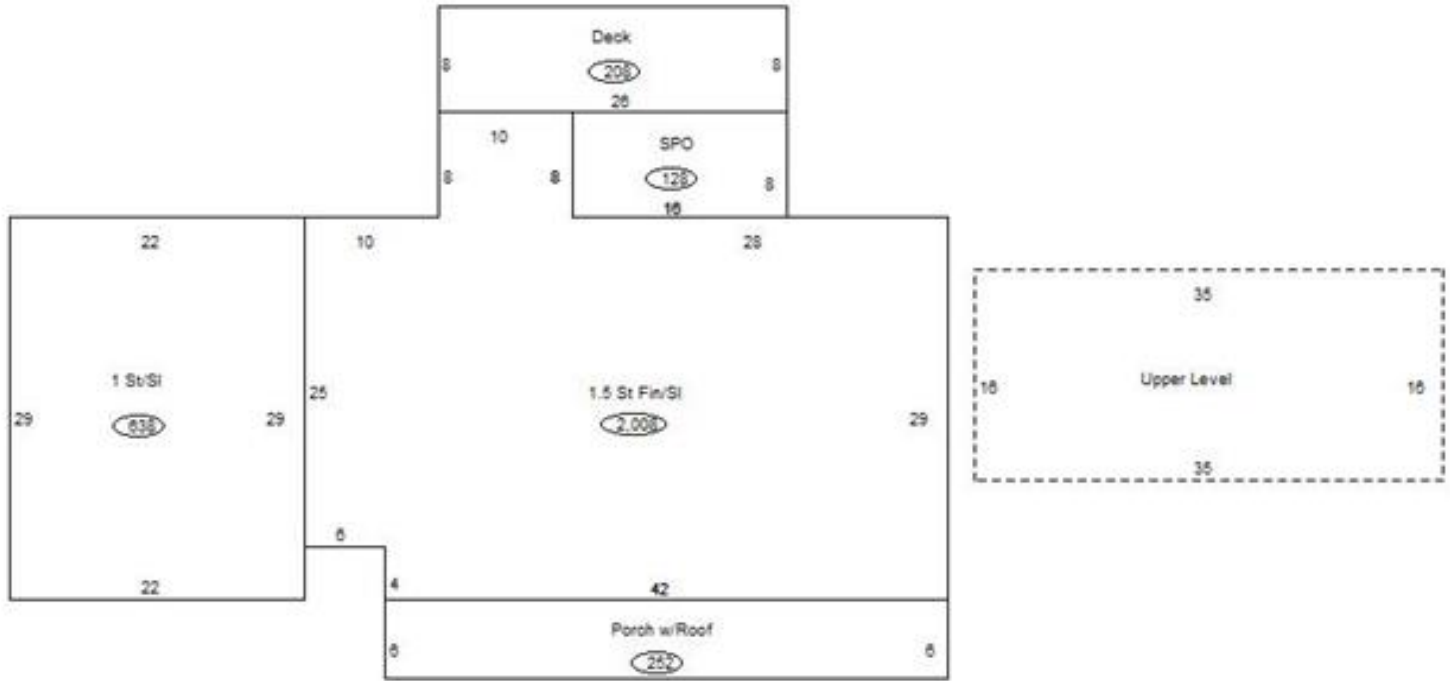
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,448	1.387	2,008
2	R	1	Slab	13	1 St/SI	638	1.000	638
3	M	EPKS		13	Screen Porch	128	1.000	128
4	M	PRCH		13	SLBC	252	1.000	252
5	U	^UL		13	Upper Level	560	1.000	560
6	M	WODO		13	WODO	208	1.000	208
<b>Total Building Area</b>						<b>2,086</b>		<b>2,646</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	40x30x0			1,200
	Qual 2	Cond 3	Year 2013	Eff Age	10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 1,200)		19,200	19,200	3,840	15,360
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					