



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:13:48
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Assessment Data					Primary Image																																																																																																																				
Account 660027227 Parcel ID 000000-00-0-00831-004-0004 Cadastral ID 31-22-15-03100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 335938 DUNCAN, LEVI COLE & REBEKAH LEIGH 4939 E CHESTNUT DR CLAREMORE OK 74019-1941 Parcel Location Situs 04939 E CHESTNUT DR Subdivision TRAILS END ESTATES Lot/Block 0004 / 0004 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: 36.34532538 -95.74200855 LOT 4 BLOCK 4 TRAILS END ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1471		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	49,968.00 x 1.17 = 58,615		
Factor Value			
Adjustments	1.0000		
Lot Value	58,615		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,046 / 2,046
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,046
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	252,850 123.58 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	292,140 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	225,456
Lot Value	58,615
Indicated Value	284,071 138.84 Per SqFt
Agland Value	
Site Improvements	
Total Value	284,071 138.84 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	104.90	Total Misc Impr	+ 9,919
Roofing Adj	+ 4.67	Garage Cost	+ 18,057
Subfloor Adj	+ -2.19	Total RCN	= 289,046
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 63,590
Plumbing Adj	+ 7.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 225,456
Adj Base Cost	= 127.60	Lot Value	+ 58,615
Total Area	x 2,046	Indicated Value	= 284,071
Adjusted Cost	= 261,070	Value Per SqFt	138.84

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	65604	8x7		56	26.75		1,498
PRCH	SLAB PORCH - COVERED	65605	325		325	25.91		8,421



Rogers

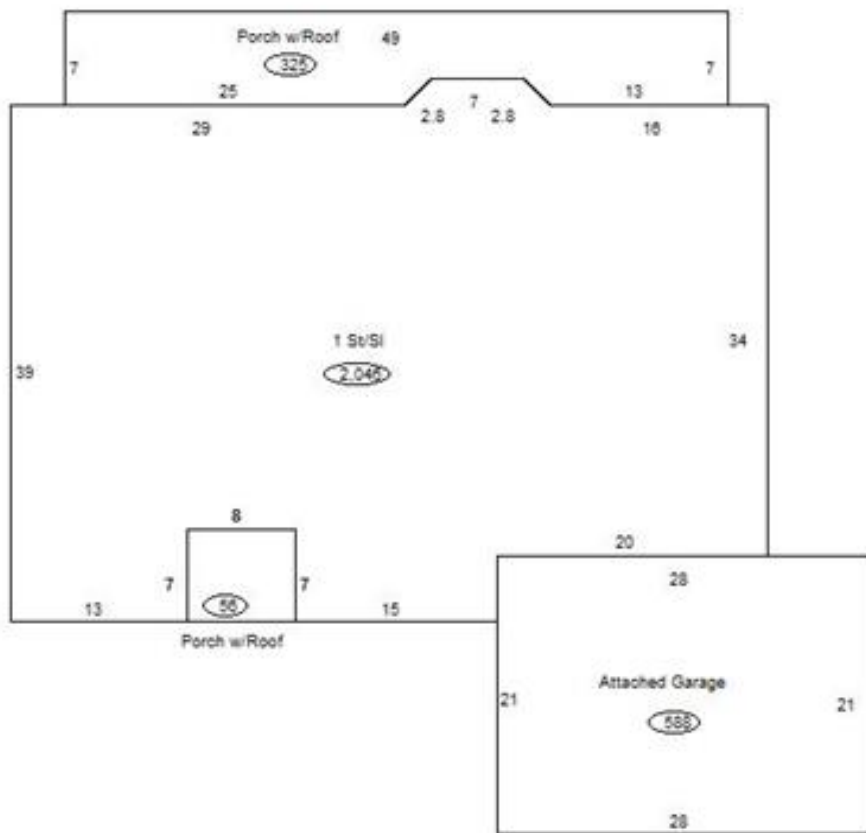
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Sketch Image

660027227



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,046	1.000	2,046
2	G	1		13	Attached Garage	588	1.000	588
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PRCH		13	SLBC	325	1.000	325
Total Building Area						2,046		2,046