



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:13:59
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Assessment Data					Primary Image																																																																																																																				
Account 660027248 Parcel ID 000000-00-0-00831-006-0007 Cadastral ID 31-22-15-03300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 273173 HAYMAN, ROBERT D & LINDA C 4962 E CEDAR RIDGE RD CLAREMORE OK 74019-1915 Parcel Location Situs 04962 E CEDAR RIDGE RD Subdivision TRAILS END ESTATES Lot/Block 0007 / 0006 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: 36.34972277 -95.74119944																																																																																																																									
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Lot Data		Square-Foot - NBHD 1132 #1	
Lot Size			
Lot Count			
Units Buildable	48146		
Non-Ag Acres	1.0451		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	45,523.00 x 1.22 = 55,726		
Factor Value			
Adjustments	1.0000		
Lot Value	55,726		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,750 / 2,557
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,750
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	500 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	311,449	121.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	327,740		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.79	Total Misc Impr	+	14,779			
Roofing Adj	+ 3.79	Garage Cost	+	19,900			
Subfloor Adj	+ -2.43	Total RCN	=	350,111			
Heat/Cool Adj	+ 14.47	Depreciation (23%)	-	80,526			
Plumbing Adj	+ 8.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	269,585			
Adj Base Cost	= 123.36	Lot Value	+	55,726			
Total Area	x 2,557	Indicated Value	=	325,311			
Adjusted Cost	= 315,432	Value Per SqFt		127.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	269,585		
Lot Value	55,726		
Indicated Value	325,311	127.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	325,311	127.22	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	65690		108	108	29.18		3,151
PRCH	SLAB PORCH - COVERED	65691	18x10		180	28.88		5,198



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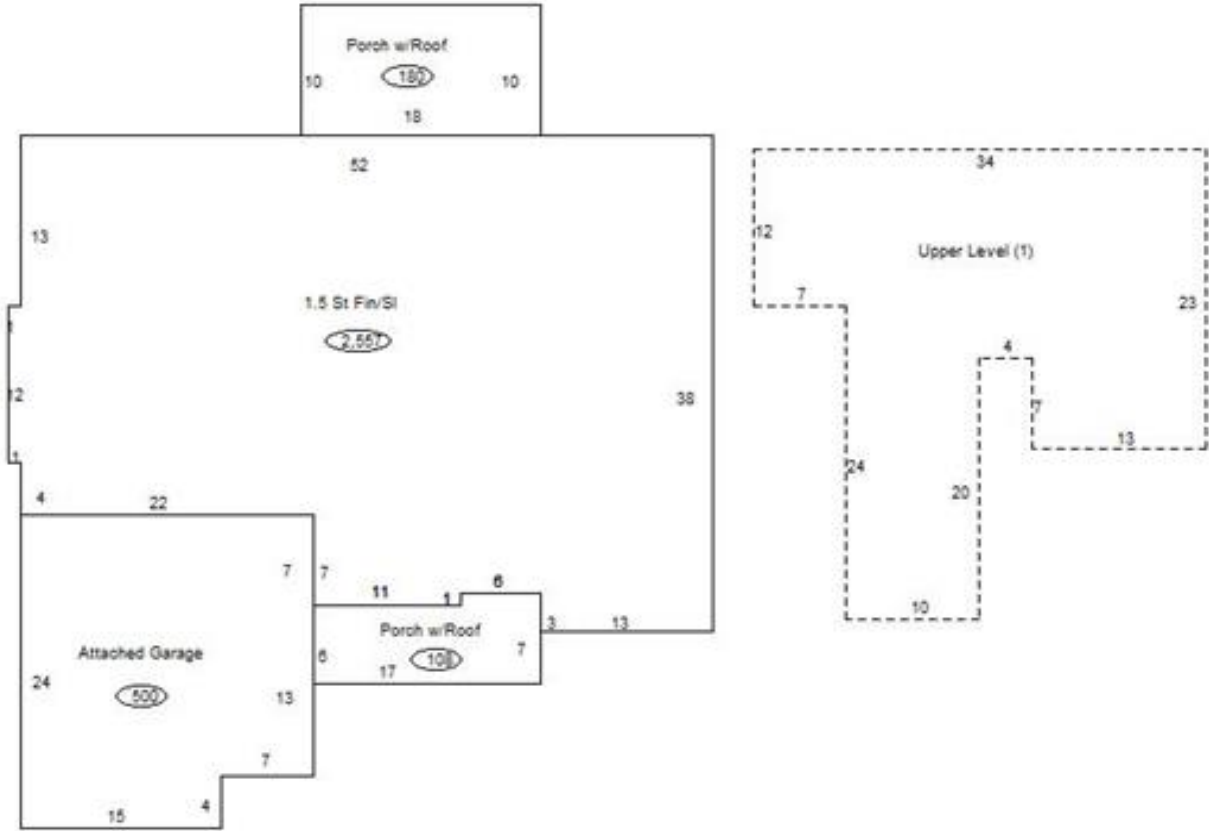
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Sketch Image

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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/Sl	1,750	1.461	2,557
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	180	1.000	180
5	U	^UL		13	Upper Level (1)	807	1.000	807
Total Building Area						1,750		2,557



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						