




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:14:40
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Assessment Data					Primary Image																																																																																																																				
Account 660027336 Parcel ID 000000-00-0-00831-011-0016 Cadastral ID 31-22-15-04180 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 328920 FLETCHER, STEVE R 4714 E MAPLE DR CLAREMORE OK 74019-0000 Parcel Location Situs 04714 MAPLE DR Subdivision TRAILS END ESTATES Lot/Block 0016 / 0011 Parcel Size 1.03 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					 <p style="text-align: right; color: orange;">07/20/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\072022(83)\IMG_0018.JPG 7/21/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.34675491 -95.74848385 N 10' OF E 135' LOT 15 & ALL OF LOT 16 BLOCK 11 TRAILS END ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	39,500.00 x 1.25 = 49,375	
Factor Value		
Adjustments	1.0000	
Lot Value	49,375	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	660 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	197,006	136.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	217,370		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	153,452		
Lot Value	49,375		
Indicated Value	202,827	140.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	202,827	140.85	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.23	Total Misc Impr	+	13,959			
Roofing Adj	+ 4.27	Garage Cost	+	17,153			
Subfloor Adj	+ -1.13	Total RCN	=	201,910			
Heat/Cool Adj	+ 11.47	Depreciation (24%)	-	48,458			
Plumbing Adj	+ 9.77	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	153,452			
Adj Base Cost	= 118.61	Lot Value	+	49,375			
Total Area	x 1,440	Indicated Value	=	202,827			
Adjusted Cost	= 170,798	Value Per SqFt		140.85			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	66058	48x8		384	23.08		8,863



Rogers

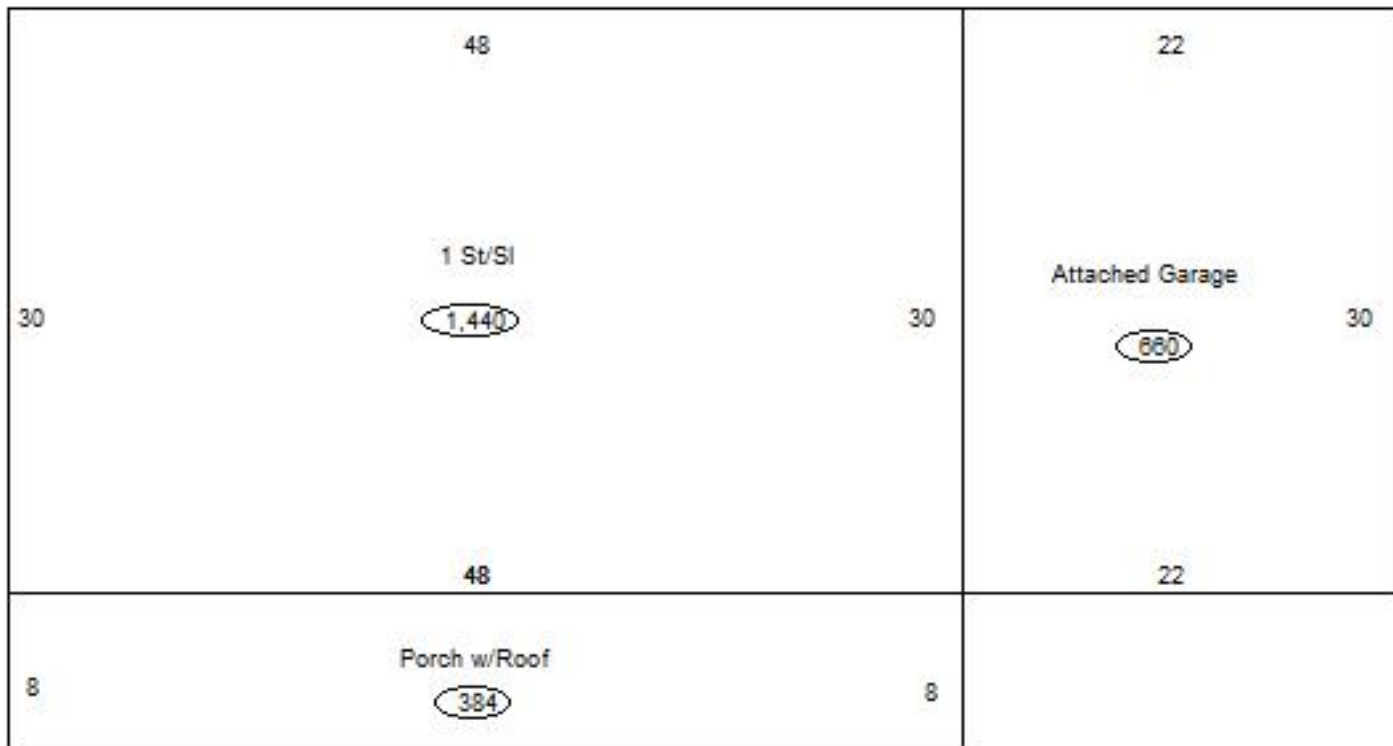
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Sketch Image

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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/Sl	1,440	1.000	1,440
2	G	1		13	Attached Garage	660	1.000	660
3	M	PRCH		13	SLBC	384	1.000	384
Total Building Area						1,440		1,440



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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)					