




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:37:12
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Assessment Data					Primary Image																																																																																																																				
Account 660027344 Parcel ID 000000-00-0-00831-012-0007 Cadastral ID 31-22-15-04260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 28 - COLLINSVILLE/LIME FIRE Name ID 331626 SCHNARS, STEVE & HOLLY 4772 E REDBUD DR CLAREMORE OK 74019-0000 Parcel Location Situs 04772 REDBUD DR Subdivision TRAILS END ESTATES Lot/Block 0007 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 15 / 5 Neighborhood 1132 - R-V04-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-04-09 04-09-18\04-09-18 080.JPG 4/10/2018</p>																																																																																																																				
Legal Description Lot/Long: 36.34828418 -95.74652084 LOT 7 BLOCK 12 TRAILS END ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
Lot Size Lot Count Units Buildable 46845 Non-Ag Acres 1.0751 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 46,832.00 x 1.21 = 56,577 Factor Value Adjustments 1.0000 Lot Value 56,577		

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	1,300 / 1,300
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,300
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 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	222,354	171.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	219,630		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.63	Total Misc Impr	+ 8,442				
Roofing Adj	+ 4.91	Garage Cost	+ 16,627				
Subfloor Adj	+ -2.31	Total RCN	= 206,809				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 47,566				
Plumbing Adj	+ 11.93	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 159,243				
Adj Base Cost	= 139.80	Lot Value	+ 56,577				
Total Area	x 1,300	Indicated Value	= 215,820				
Adjusted Cost	= 181,740	Value Per SqFt	166.02				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,243		
Lot Value	56,577		
Indicated Value	215,820	166.02	Per SqFt
Agland Value			
Site Improvements	32,309		
Total Value	248,129	190.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	66093	40x7		280	26.05		7,294
PATO	SLAB PORCH - OPEN	66094	10x10		100	11.48		1,148



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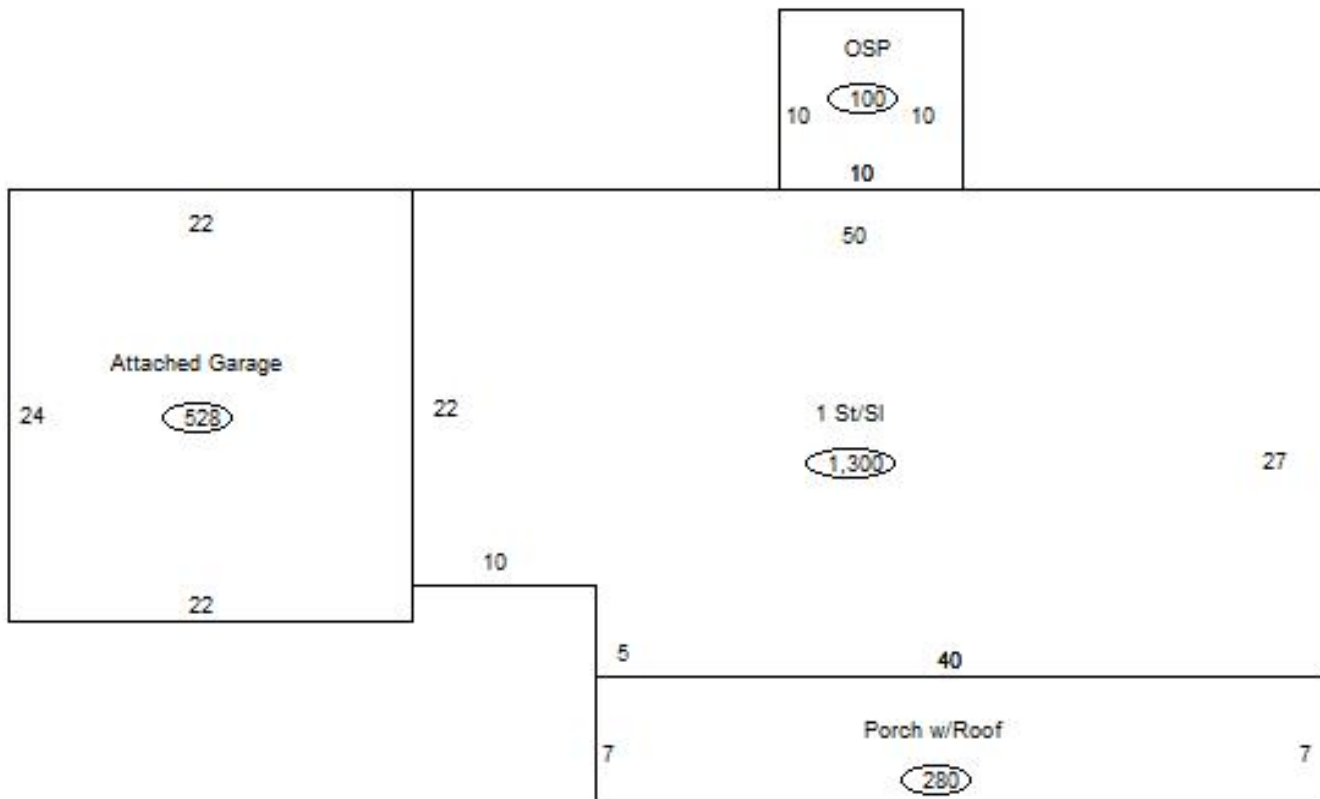
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Sketch Image

660027344



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,300	1.000	1,300
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	280	1.000	280
4	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,300		1,300



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,376
	Qual	2	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (29.35 x 1,376)	40,386	40,386	8,077	32,309