



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:51:46  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027359 <b>Parcel ID</b> 000000-00-0-00831-013-0010 <b>Cadastral ID</b> 31-22-15-04410 <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> 272440 GRISHAM, JOHN DAVID IV & CAROL FRANCES-TRUSTEES  4736 E WILLOW DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 04736 WILLOW DR <b>Subdivision</b> TRAILS END ESTATES <b>Lot/Block</b> 0010 / 0013 <b>Parcel Size</b> 1 - 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: 36.34995253 -95.74739631																																																																																																																									
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Lot Data	Square-Foot - NBHD 1132 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 45805 <b>Non-Ag Acres</b> 1.0363 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 45,140.00 x 1.23 = 55,477 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 55,477		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	70% Veneer, Masonry 30% Frame, Siding, Vinyl
<b>Base/Total Area</b>	974 / 1,461
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	974
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 32



\\tsclient\T\TOMMY DUNLAP\071122 (79)\IMG\_0036.JPG 7/11/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	194,183	132.91	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	3
<b>Indicated Value</b>	194,210 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	99.90	<b>Total Misc Impr</b>	+	7,729	
<b>Roofing Adj</b>	+ 3.63	<b>Garage Cost</b>	+	13,584	
<b>Subfloor Adj</b>	+ -1.72	<b>Total RCN</b>	=	204,040	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 40%)</b>	-	81,616	
<b>Plumbing Adj</b>	+ 10.62	<b>Lump Sums</b>	+	8,633	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	131,057	
<b>Adj Base Cost</b>	= 125.07	<b>Lot Value</b>	+	55,477	
<b>Total Area</b>	x 1,461	<b>Indicated Value</b>	=	186,534	
<b>Adjusted Cost</b>	= 182,727	<b>Value Per SqFt</b>		127.68	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	131,057		
<b>Lot Value</b>	55,477		
<b>Indicated Value</b>	186,534	127.68	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	20,269		
<b>Total Value</b>	206,803	141.55	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	66158	6x6		36	26.82		966
WODO	WOOD DECK - OPEN	66159	19x12		228	20.63	6%	4,421
PATO	SLAB PORCH - OPEN	66160	10x10		100	11.48		1,148
BALW	BALCONY - WOOD	66161	8x5		40	28.08		1,123
BALW	BALCONY - WOOD	66162	11x10		110	28.08		3,089



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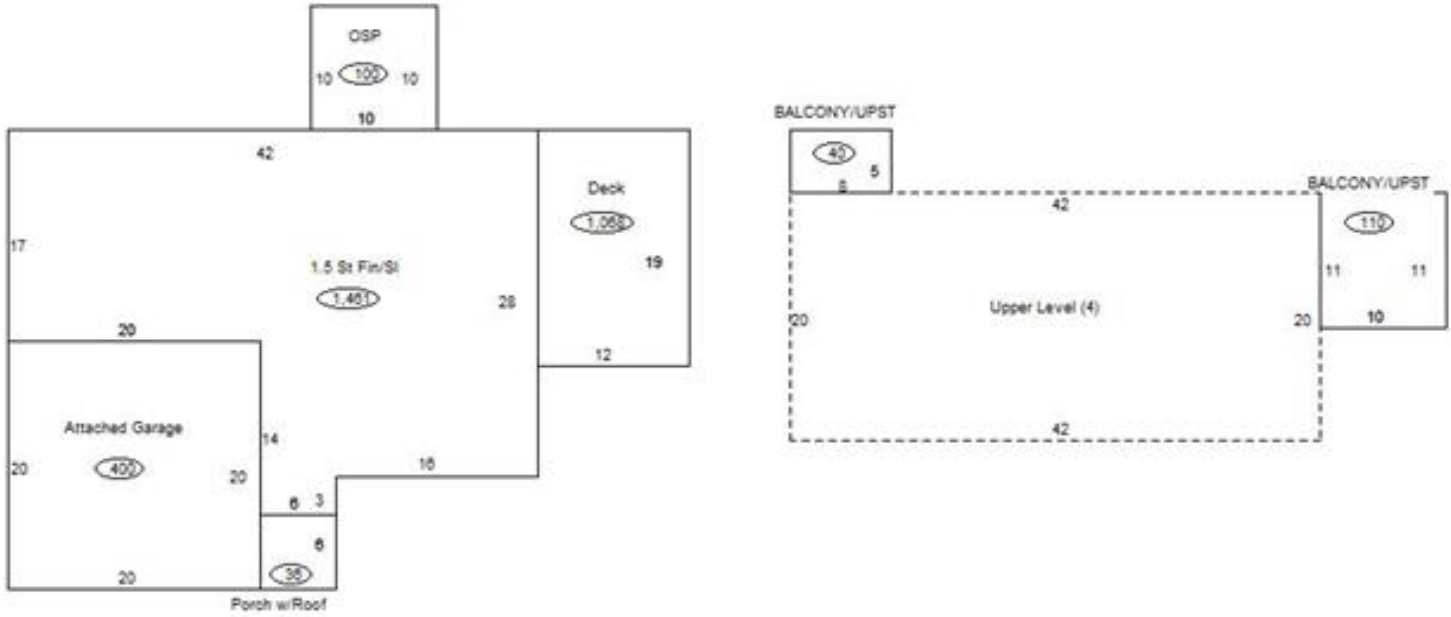
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### Sketch Image

660027359



### 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	974	1.500	1,461
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	36	1.000	36
4	M	WODO		13	WODO	228	1.000	228
5	M	PATO		13	Open Slab	100	1.000	100
6	M	BALW		13	Balcony	40	1.000	40
7	M	BALW		13	Balcony	110	1.000	110
8	U	^UL		13	Upper Level (4)	840	1.000	840
<b>Total Building Area</b>						974		1,461



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			900
	Qual 2	Cond 3	Year 2009	Eff Age 13		
	<b>Valuation Summary</b> Base Cost (31.28 x 900) 28,152		<b>Modifier Total</b>	<b>RCN</b> 28,152	<b>Depr (28% Phys/ % Func)</b> 7,883	<b>RCNLD</b> 20,269
	PCPT	Carport - Portable	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.61 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>