



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:58:38
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Assessment Data					Primary Image																																																																																																																				
Account 660029348 Parcel ID 21N15E-34-3-00000-000-0000 Cadastral ID 34-21-15-02500 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 121104 COLLINS, TOMMY R & KANDY W 24877 S 4100 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 24877 S 4100 RD Subdivision Lot/Block / Parcel Size 3.85 - Acres Sec/Twn/Rng 34 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25073537 -95.70398054 W 414' SW SW SW LESS HWY					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 6090 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.7027	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	161,291.00 x .44 = 70,815	
Factor Value		
Adjustments	1.0000	
Lot Value	70,815	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,657 / 3,105
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,657
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	670 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26



\\tsclient\C\Users\Randy Necessary\Pictures\101_0712\IMG_0005. 7/12/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	390,531	125.77	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	90.84	Total Misc Impr	+	25,774			
Roofing Adj	+ 2.99	Garage Cost	+	25,192			
Subfloor Adj	+ -1.91	Total RCN	=	403,663			
Heat/Cool Adj	+ 14.47	Depreciation (32%)	-	129,172			
Plumbing Adj	+ 7.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	274,491			
Adj Base Cost	= 113.59	Lot Value	+	70,815			
Total Area	x 3,105	Indicated Value	=	345,306			
Adjusted Cost	= 352,697	Value Per SqFt		111.21			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	274,491		
Lot Value	70,815		
Indicated Value	345,306	111.21	Per SqFt
Agland Value			
Site Improvements	25,000		
Total Value	370,306	119.26	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	70169		706	706	27.40		19,344



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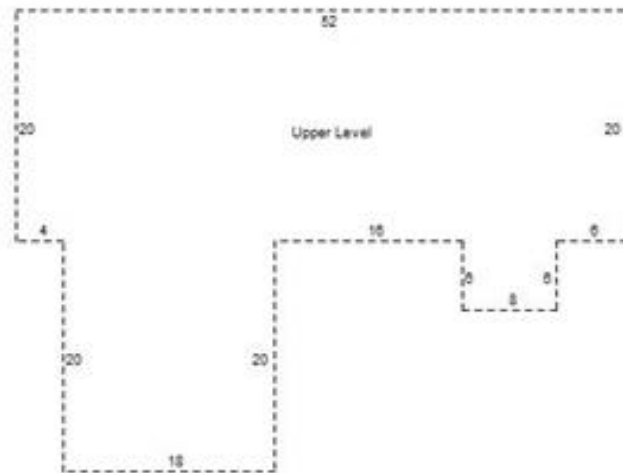
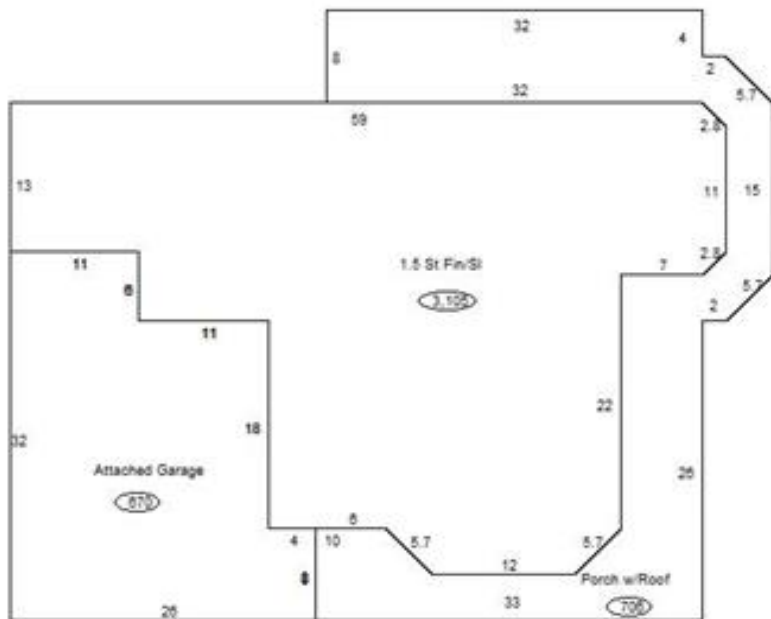
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Sketch Image

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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/SI	1,657	1.874	3,105
2	G	1		13	Attached Garage	670	1.000	670
3	U	^UL	Overhang	13	Upper Level	1,448	1.000	1,448
4	M	PRCH		13	SLBC	706	1.000	706
Total Building Area						1,657		3,105



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	2014	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	3	Year	Eff Age 1520
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD