



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660057548								
Parcel ID	21N15E-33-2-00000-000-0000								
Cadastral ID	33-21-15-00410								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	258738								
COLLINS, TRENTON R &									
JENNIFER S									
6503 E 525 RD									
CLAREMORE OK 74019-0000									
Parcel Location									
Situs	06503 E 525 RD								
Subdivision									
Lot/Block	/	Parcel Size	4.5 - Acres						
Sec/Twn/Rng	33 / 21 / 15 / 2								
Neighborhood	6090 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description									
Lat/Long: 36.25906673 -95.71441322									
E2 W2 NE SE NW & E2 NE SE NW LESS TR DESC 2024-000252 AS BEG NE/C NE SE NW; S01.0551E 263.15'; S88.3908W 496.54'; N01 0640W 263.15'; N88.3908E 496.60' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1072/223	COLLINS, JACK R	07/07/1997	0	No					
960/133	COLLINS, JACK R	06/13/1994	6,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap	0	Land Value	659	659	11%	72	Assessed	38,187	
Year Frozen	0	Improvements	422,427	346,505		38,115	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	423,086	347,164		38,187	Total Taxable	37,187	
3,889.00									
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660057548	COLLINS, TRENTON R &	4	370,707	1000	36,076	3,774.00		
2024	2024-660057548	COLLINS, TRENTON R &	4	391,592	1000	34,995	3,365.00		
2023	2023-660057548	COLLINS, TRENTON R &	4	461,351	1000	33,947	3,215.00		
2022	2022-660057548	COLLINS, TRENTON R &	4	454,241	1000	32,929	3,176.00		
2021	2021-660057548	COLLINS, TRENTON R &	4	422,455	1000	31,941	2,999.00		
2020	2020-660057548	COLLINS, TRENTON R &	4	414,468	1000	30,982	2,915.00		
2019	2019-660057548	COLLINS, TRENTON R &	4	394,725	1000	30,050	2,873.00		
2018	2018-660057548	COLLINS, TRENTON R &	4	403,281	1000	29,146	2,788.00		
2017	2017-660057548	COLLINS, TRENTON R &	4	398,901	1000	28,268	2,712.00		
2016	2016-660057548	COLLINS, TRENTON R &	4	387,535	1000	27,416	2,638.00		
2015	2015-660057548	COLLINS, TRENTON R &	4	373,956	1000	26,588	2,578.00		
2014	2014-660057548	COLLINS, TRENTON R &	4	366,878	1000	25,785	2,367.00		
2013	2013-660057548	COLLINS, TRENTON R &	4	341,786	1000	25,005	2,378.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,878 / 3,787
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,878
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	104.59	Total Misc Impr	+ 28,188				
Roofing Adj	+ 3.25	Garage Cost	+ 31,856				
Subfloor Adj	+ -2.33	Total RCN	= 552,316				
Heat/Cool Adj	+ 17.38	Depreciation (28%)	- 154,648				
Plumbing Adj	+ 7.10	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 397,668				
Adj Base Cost	= 129.99	Lot Value	+ 397,668				
Total Area	x 3,787	Indicated Value	= 397,668				
Adjusted Cost	= 492,272	Value Per SqFt	105.01				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	397,668		
Lot Value			
Indicated Value	397,668	105.01	Per SqFt
Agland Value	659		
Site Improvements	24,759		
Total Value	423,086	111.72	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	79189	444		444	34.73		15,420
PRCH	SLAB PORCH - COVERED	79190	140		140	36.05		5,047



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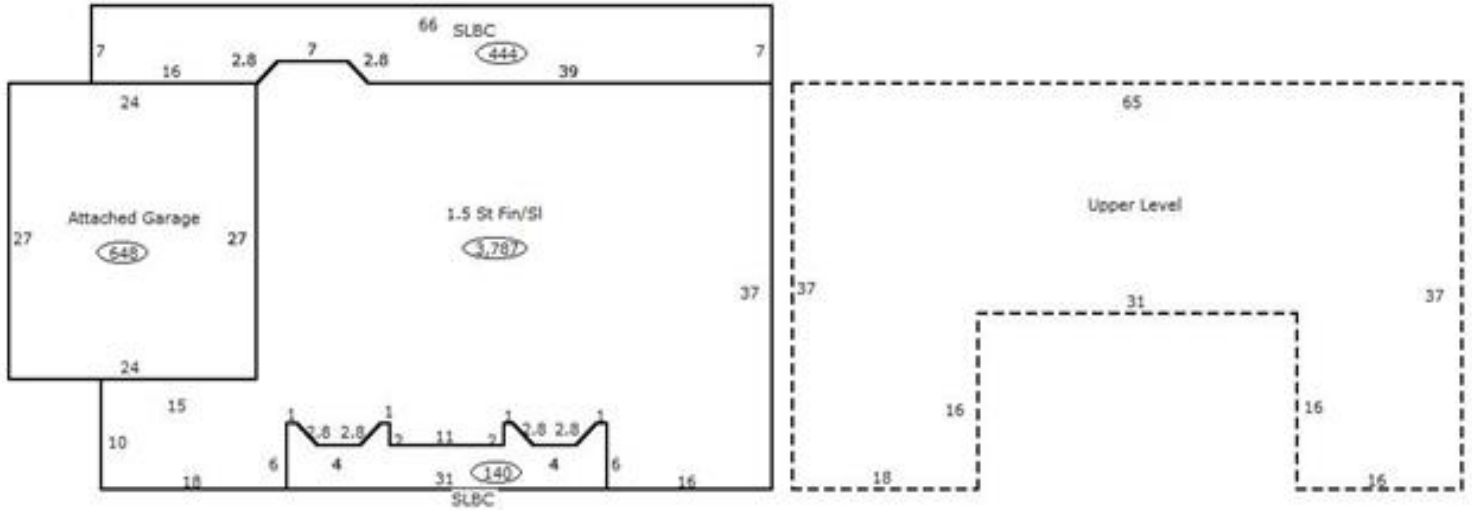
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,878	2.017	3,787
2	G	1		10	Attached Garage	648	1.000	648
3	M	PRCH		10	SLBC	444	1.000	444
4	M	PRCH		10	SLBC	140	1.000	140
5	U	^UL	Overhang	10	Upper Level	1,909	1.000	1,909
Total Building Area						1,878		3,787



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	60x47x0			2,820
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 2,820)	13,198		13,198	5,939	7,259
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	7,500	17,500



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61			4.500	146	146	659	659
NTV PST Totals						4.500			659	659
Total Agland						4.500			659	659