



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 660095738 Parcel ID 20N15E-12-1-00000-000-0002 Cadastral ID 13-20-15-00130 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 321638 COLLINS, REGINALD R & PATRICIA M & CHRISTIE R PILSL C/O TODD COLLINS 26612 S 4130 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 27255 S 4120 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 13 / 20 / 15 / 1 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.21755398 -95.67162006 COMM NW/C NW S01-31-54E 880' TO POB; N88-28-06E 680'; S01-31-54E 320.30'; S88-28-06W 680' TO W/L NW; N01-31-54W 320.30' TO POB.					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	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,594 / 5,034
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,594
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,512 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21



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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	97.13	Total Misc Impr	+ 46,958
Roofing Adj	+ 3.21	Garage Cost	+ 97,403
Subfloor Adj	+ -2.25	Total RCN	= 759,516
Heat/Cool Adj	+ 18.45	Depreciation (25%)	- 189,879
Plumbing Adj	+ 5.66	Lump Sums	+ 21,048
Basement Adj	+ 0.00	RCNLD	= 590,685
Adj Base Cost	= 122.20	Lot Value	+ 590,685
Total Area	x 5,034	Indicated Value	= 590,685
Adjusted Cost	= 615,155	Value Per SqFt	117.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	590,685		
Lot Value			
Indicated Value	590,685	117.34	Per SqFt
Agland Value	1,170		
Site Improvements	52,068		
Total Value	643,923	127.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,198.48		16,397
PRCH	SLAB PORCH - COVERED	31215	32x10		320	35.86		11,475
PRCH	SLAB PORCH - COVERED	31216	18x12		216	36.23		7,826
PATO	SLAB PORCH - OPEN	31217	936		936	12.03		11,260
BALW	BALCONY - WOOD	31218	18x12		216	39.27		8,482
BALW	BALCONY - WOOD	31219	32x10		320	39.27		12,566



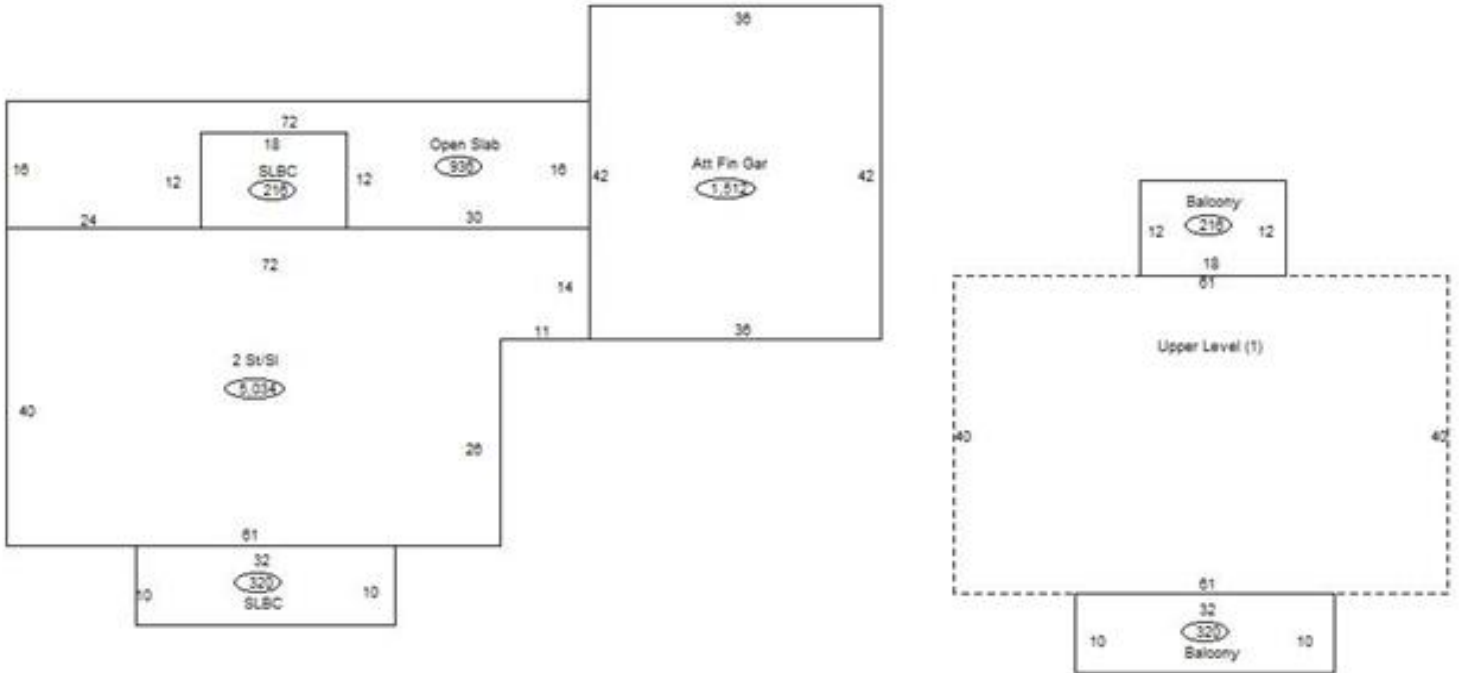
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	20	2 St/SI	2,594	1.941	5,034
2	M	PRCH		20	SLBC	320	1.000	320
3	M	PRCH		20	SLBC	216	1.000	216
4	M	PATO		20	Open Slab	936	1.000	936
5	M	BALW		20	Balcoony	216	1.000	216
6	M	BALW		20	Balcoony	320	1.000	320
7	U	^UL		20	Upper Level (1)	2,440	1.000	2,440
8	G	5		20	Att Fin Gar	1,512	1.000	1,512
Total Building Area						2,594		5,034



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PATC	Patio - Covered		10x10x10	Concrete	Formed Metal	100
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (19.09 x 100)		1,909		1,909	191	1,718
SHDS	Shed - Small		10x16x8	Plank	Composition Shingle	160
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (24.52 x 160)		3,923		3,923	392	3,531
PLHR	Pool House - Residential		20x30x8	Concrete	Composition Shingle	600
Qual	2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (86.50 x 600)		51,900		51,900	19,203	32,697
CPDT	Carport - Detached		22x48x10	Concrete	Composition Shingle	1,056
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (10.62 x 1,056)		11,215		11,215	7,738	3,477
PATC	Patio - Covered		5x30x8	Concrete	Formed Metal	150
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (17.88 x 150)		2,682		2,682	1,743	939
PATC	Patio - Covered		5x30x8	Concrete	Formed Metal	150
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (17.88 x 150)		2,682		2,682	1,743	939
PATC	Patio - Covered		14x14x8	Concrete	Composition Shingle	196
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (17.61 x 196)		3,452		3,452	2,244	1,208



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		775
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (48.77 x 775)	37,797	37,797	30,238	7,559



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			.500	224	224	112	112
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			4.500	235	235	1,058	1,058
IMP PST Totals						5.000			1,170	1,170
Total Agland						5.000			1,170	1,170