



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:02:16
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Assessment Data					Primary Image																																																																																																				
Account 660098183 Parcel ID 21N15E-33-4-00000-000-0008 Cadastral ID 33-21-15-01314 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 326449 COLLINS, JEREMY D & EMILY S PO BX 140711 BROKEN ARROW OK 74014-0000 Parcel Location Situs 24510 S 4097 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 33 / 21 / 15 / 4 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																																									
Legal Description Lat/Long: 36.25592631 -95.71072271 COMM AT NW/C NW/4 SE/4; TH N88-38-54E 767.53' TO POB; TH N88 38-54E 148.78'; TH S01-05-08E 585.57'; TH S88-38-54W 148.78'; TH N01 05-09W 585.57' TO POB.																																																																																																									
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Lot Data		Square-Foot - NBHD 6090 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.0039	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	87,291.00 x .60 = 52,315	
Factor Value		
Adjustments	1.0000	
Lot Value	52,315	



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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	2,270 / 3,305
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,270
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	767 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	511,145	154.66	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	105.68	Total Misc Impr	+	17,240			
Roofing Adj	+ 4.32	Garage Cost	+	37,130			
Subfloor Adj	+ -3.17	Total RCN	=	502,792			
Heat/Cool Adj	+ 17.38	Depreciation (6%)	-	30,168			
Plumbing Adj	+ 11.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	472,624			
Adj Base Cost	= 135.68	Lot Value	+	52,315			
Total Area	x 3,305	Indicated Value	=	524,939			
Adjusted Cost	= 448,422	Value Per SqFt		158.83			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	472,624		
Lot Value	52,315		
Indicated Value	524,939	158.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	524,939	158.83	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	139167	18x9		162	35.91		5,817
PRCH	SLAB PORCH - COVERED	139168	102		102	36.29		3,702



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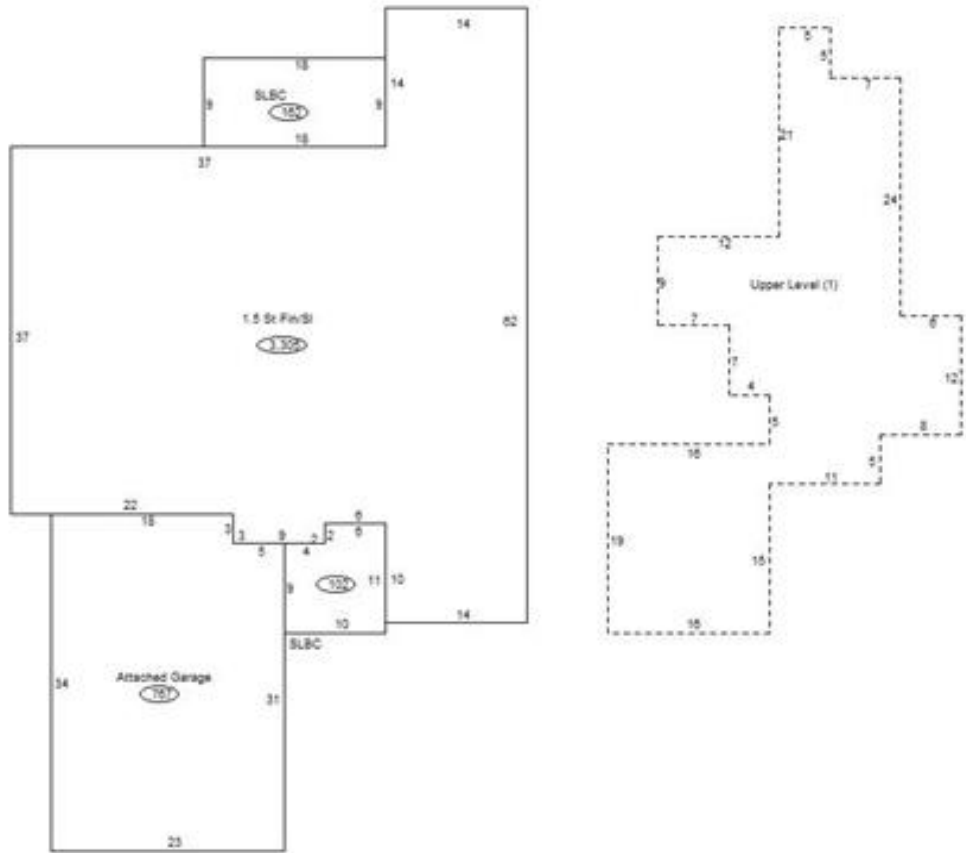
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Sketch Image

660098183



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/Sl	2,270	1.456	3,305
2	G	1		13	Attached Garage	767	1.000	767
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PRCH		13	SLBC	102	1.000	102
5	U	^UL		13	Upper Level (1)	1,035	1.000	1,035
Total Building Area						2,270		3,305