




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 660100378 Parcel ID 20N15E-12-3-00000-000-0001 Cadastral ID 12-20-15-00111 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 321893 COLLINS, REGINALD R & PATRICIA & MALONE, JOSHUA R 26401 S 4120 RD CLAREMORE OK 74019-0000 Parcel Location Situs 26401 S 4120 RD Subdivision Lot/Block / Parcel Size 22.91 - Acres Sec/Twn/Rng 12 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-12-21\IMG_00: 12/28/2021</p>																																																																																				
Legal Description Lat/Long: 36.22180690 -95.66549971																																																																																									
TR DESC 2639-500 COMM SW/C SW; N88.1843E 1643.78' TO POB; N01 2554W 994.68'; N88.2115E 1003.78'; S01.2554E 993.94'; S88.1843W 1003.78' 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	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-12-21\IMG_00; 12/28/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,435 / 2,435
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	816 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1965 / 46



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	100.97	Total Misc Impr	+	10,910			
Roofing Adj	+ 5.19	Garage Cost	+	38,058			
Subfloor Adj	+ 0.00	Total RCN	=	360,453			
Heat/Cool Adj	+ 14.47	Depreciation (51%)	-	183,831			
Plumbing Adj	+ 7.29	Lump Sums	+	10,410			
Basement Adj	+ 0.00	RCNLD	=	187,032			
Adj Base Cost	= 127.92	Lot Value	+				
Total Area	x 2,435	Indicated Value	=	187,032			
Adjusted Cost	= 311,485	Value Per SqFt		76.81			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,032		
Lot Value			
Indicated Value	187,032	76.81	Per SqFt
Agland Value	3,997		
Site Improvements			
Total Value	191,029	78.45	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2013	1	0.00	
PRCH	SLAB PORCH - COVERED	29339	387		387	28.19	10,910
WODO	Wood Deck - Open	29340	545		545	19.10	10,410



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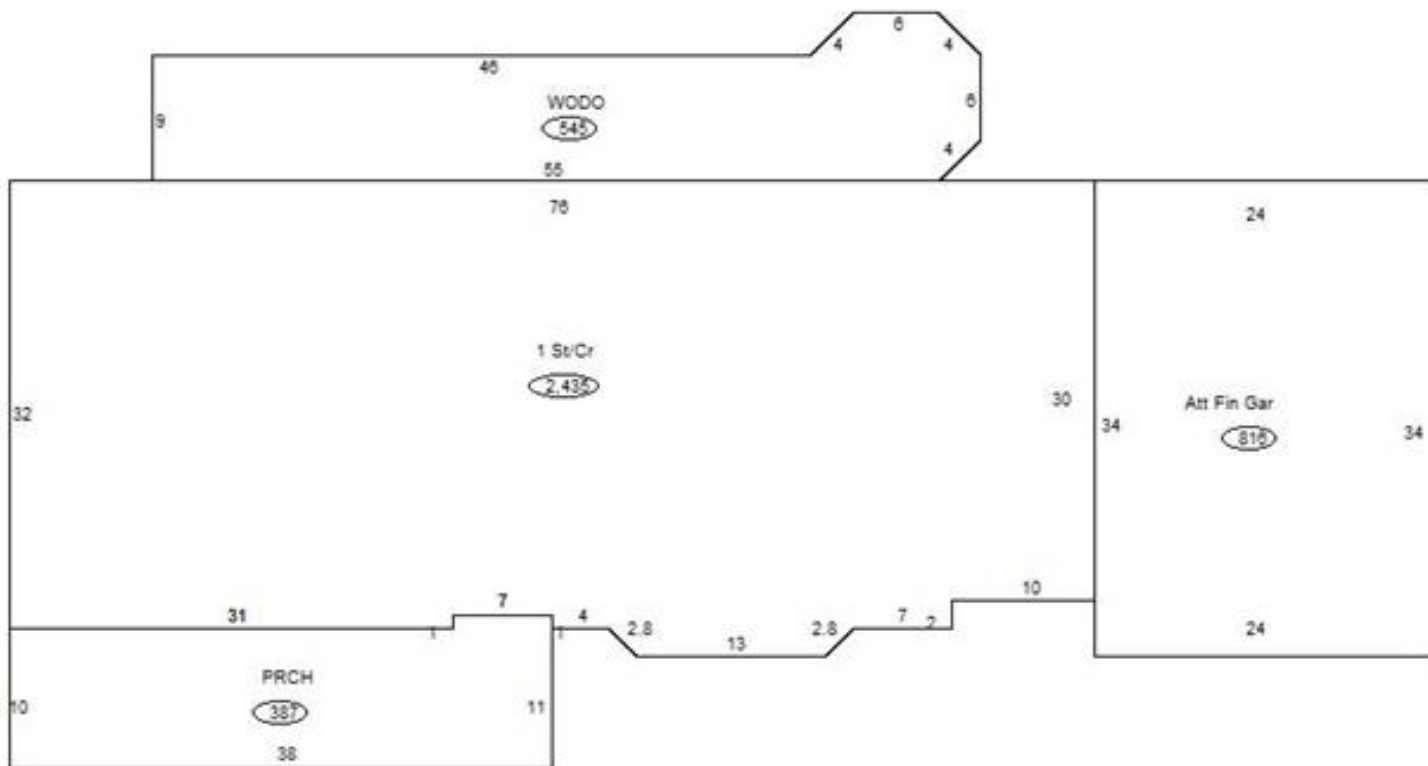
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,435	1.000	2,435
2	G	5	Slab	13	Att Fin Gar	816	1.000	816
3	M	PRCH		13	PRCH	387	1.000	387
4	M	WODO		13	WODO	545	1.000	545
Total Building Area						2,435		2,435



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			2.910	54	54	157	157
TMBR Totals						2.910			157	157
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			20.000	192	192	3,840	3,840
NTV PST Totals						20.000			3,840	3,840
Total Agland						22.910			3,997	3,997