



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 660100379 Parcel ID 20N15E-12-3-00000-000-0002 Cadastral ID 12-20-15-00112 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 321895 COLLINS, TODD P & DEIDA SUSANA 26612 S 4130 RD CLAREMORE OK 74019-0000 Parcel Location Situs 26612 S 4130 RD Subdivision Lot/Block / Parcel Size 29.49 - Acres Sec/Twn/Rng 12 / 20 / 15 / 3 Neighborhood 2015 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																																																																																									
Legal Description Lat/Long: 36.23272235 -95.65964374																																																																																									
TR DESC 2639-501 AS COMM NW/C NE; N88.2952E 846.83' TO POB; N88.2952E 780'; S01.2913E 1646.84'; S88.3047W 780'; N01.2913W 1646 63' 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	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	3,716 / 3,716
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	2,293 Total, 2,293 Partition
Garage Type	4,973 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1965 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	99.14	Total Misc Impr	+ 47,134
Roofing Adj	+ 5.50	Garage Cost	+ 283,013
Subfloor Adj	+ 0.00	Total RCN	= 943,398
Heat/Cool Adj	+ 16.31	Depreciation (51%)	- 481,133
Plumbing Adj	+ 6.77	Lump Sums	+ 0
Basement Adj	+ 37.31	RCNLD	= 462,265
Adj Base Cost	= 165.03	Lot Value	+ 462,265
Total Area	x 3,716	Indicated Value	= 462,265
Adjusted Cost	= 613,251	Value Per SqFt	124.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	462,265		
Lot Value			
Indicated Value	462,265	124.40	Per SqFt
Agland Value	4,827		
Site Improvements	1,947		
Total Value	931,304	250.62	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	29333	28x4		112	32.80		3,674
PRCH	SLAB PORCH - COVERED	29334	23x5		115	32.79		3,771
PATO	SLAB PORCH - OPEN	29335	24x18		432	10.78		4,657
PRCH	SLAB PORCH - COVERED	137338	10x8		80	32.94		2,635
PRCH	SLAB PORCH - COVERED	137339	19x16		304	31.93		9,707
PRCH	SLAB PORCH - COVERED	137340	493		493	31.33		15,446



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	3.5	Cond 3	Year 2000	Eff Age 20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (24.74 x 192)	4,750		4,750	2,803
				1,947



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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			2.011	54	54	109	109
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			24.386	192	192	4,682	4,682
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			.152	235	235	36	36
W	WATER	TMBR	0			2.941	0	0	0	0
TMBR Totals						29.490			4,827	4,827
Total Agland						29.490			4,827	4,827