




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:52:26
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000274 Parcel ID 000000-00-0-00738-002-0004 Cadastral ID 01-20-15-05310 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 28944 FREEMAN, LYNN B 15401 E 146TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 09314 E 530 RD Subdivision SHEPHERD VALLEY Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 15 / 5 Neighborhood 1117 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>660000274_001.JPG 9/28/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.24918535 -95.66563746 LOT 4 BLOCK 2 SHEPHERD VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1117 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.34 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,809.00 x 1.70 = 25,175 Factor Value Adjustments 1.0000 Lot Value 25,175		

Residential Data	
Type	3 Townhouse, End Unit
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,090 / 2,090
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,090
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 193,766 92.71 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	105.94	Total Misc Impr	+ 4,050	Roofing Adj	+ 0.00	Garage Cost	+ 18,626
Subfloor Adj	+ 0.00	Total RCN	= 260,685	Heat/Cool Adj	+ 0.00	Depreciation (37%)	- 96,453
Plumbing Adj	+ 7.94	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 164,232
Adj Base Cost	= 113.88	Lot Value	+ 25,175	Total Area	x 2,090	Indicated Value	= 189,407
		Value Per SqFt	90.63	Adjusted Cost	= 238,009		

Value Reconciliation
Selected Approach Cost Approach Improvements 164,232 Lot Value 25,175 Indicated Value 189,407 90.63 Per SqFt Agland Value Site Improvements Total Value 189,407 90.63 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	893	17x5		85	23.82		2,025
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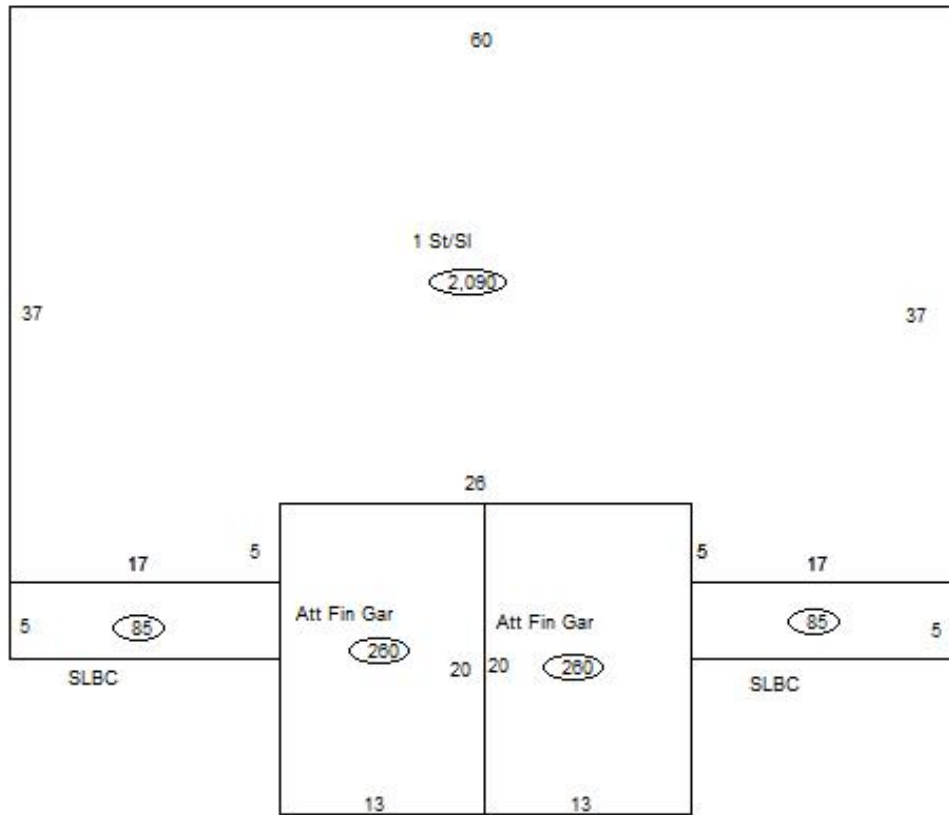
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Sketch Image

660000274



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,090	1.000	2,090
2	G	5		13	Att Fin Gar	260	1.000	260
3	G	5		13	Att Fin Gar	260	1.000	260
4	M	PRCH		13	SLBC	85	1.000	85
5	M	PRCH		13	SLBC	85	1.000	85
Total Building Area						2,090		2,090