



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 660000409 Parcel ID 000000-00-0-00645-001-0003 Cadastral ID 01-21-14-00820 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 337681 HERKENDER, CHARLOTTE JO 50%& DEBRA JEAN SMITH 50% 12415 ROGERS AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12409 N ROGERS AVE Subdivision RANCH VIEW LAKE ESTS Lot/Block 0003 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2018-01-31 01-31-2018\01-31-2018 01 2/1/2018</p>																																																	
Legal Description Lat/Long: 36.33442488 -95.77249808																																																						
LOTS 2 & 3 BLOCK 1 RANCH VIEW LAKE EST.					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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	ROGERS, ELSIE FAYE	03/21/2022	0	4																																													
					904/918	ROGERS, ELSIE FAYE	01/21/1993	0	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 117,085</td> <td>70,284</td> <td>11%</td> <td>7,731</td> <td>Assessed</td> <td>7,731</td> <td>839.11</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 0</td> <td>0</td> <td> </td> <td>0</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 117,085</td> <td>70,284</td> <td> </td> <td>7,731</td> <td>Total Taxable</td> <td>7,731</td> <td>839.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 117,085	70,284	11%	7,731	Assessed	7,731	839.11	Year Frozen	0	Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 117,085	70,284		7,731	Total Taxable	7,731	839.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660000409	HERKENDER, CHARLOTTE JO 50%&	7	117,085	0	7,363	799.00																																															
2024	2024-660000409	HERKENDER, CHARLOTTE JO 50%&	7	389,465	0	7,013	774.00																																															
2023	2023-660000409	HERKENDER, CHARLOTTE JO 50%&	7	77,100	0	6,679	721.00																																															
2022	2022-660000409	HERKENDER, CHARLOTTE JO 50%&	7	57,825	0	6,361	714.00																																															
2021	2021-660000409	ROGERS, ELSIE FAYE	7	65,264	0	7,179	797.00																																															
2020	2020-660000409	ROGERS, ELSIE FAYE	7	65,124	0	7,013	777.00																																															
2019	2019-660000409	ROGERS, ELSIE FAYE	7	64,703	0	6,679	741.00																																															
2018	2018-660000409	ROGERS, ELSIE FAYE	7	57,825	0	6,361	683.00																																															
2017	2017-660000409	ROGERS, ELSIE FAYE	7	57,825	0	6,088	660.00																																															
2016	2016-660000409	ROGERS, ELSIE FAYE	7	57,825	0	5,798	629.00																																															
2015	2015-660000409	ROGERS, ELSIE FAYE	7	57,825	0	5,522	603.00																																															
2014	2014-660000409	ROGERS, ELSIE FAYE	7	57,825	0	5,259	578.00																																															
2013	2013-660000409	ROGERS, ELSIE FAYE	7	65,014	0	5,009	541.00																																															



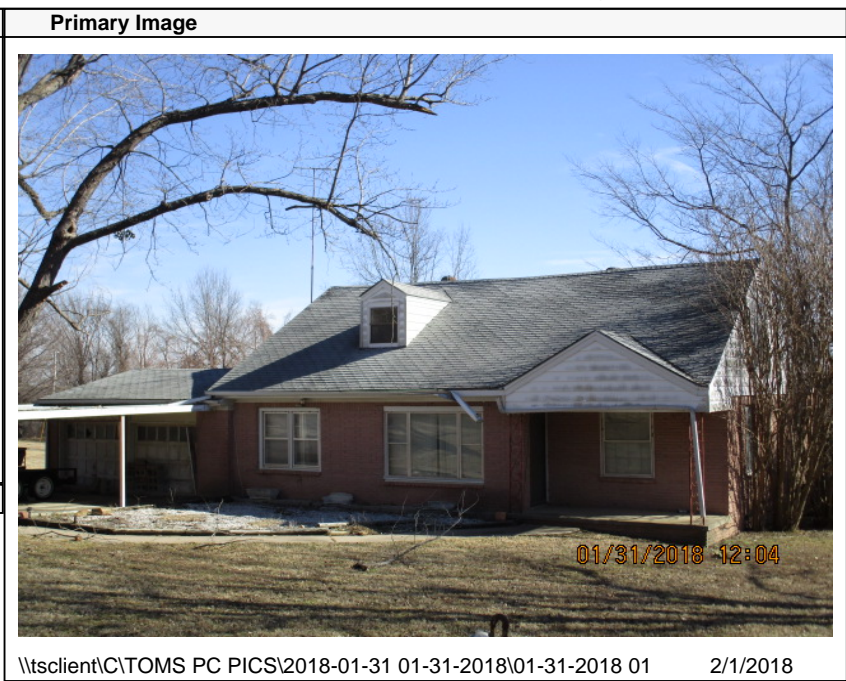
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	2		
Non-Ag Acres	7.3509		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	320,205.00 x .37 = 117,085		
Factor Value			
Adjustments	1.0000		
Lot Value	117,085		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Metal
Base/Total Area	1,652 / 2,022
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,652
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 92

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	117,085
Indicated Value	117,085
Agland Value	57.91 Per SqFt
Site Improvements	
Total Value	117,085 57.91 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.84	Total Misc Impr	+ 11,990
Roofing Adj	+ 3.99	Garage Cost	+ 16,032
Subfloor Adj	+ -1.89	Total RCN	= 267,144
Heat/Cool Adj	+ 12.64	Depreciation (100%)	- 267,144
Plumbing Adj	+ 5.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	=
Adj Base Cost	= 118.26	Lot Value	+ 117,085
Total Area	x 2,022	Indicated Value	= 117,085
Adjusted Cost	= 239,122	Value Per SqFt	57.91

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	1329		60	60	26.74		1,604
CPDT	CARPORT - DETACHED	1330	21x20		420	11.36		4,771



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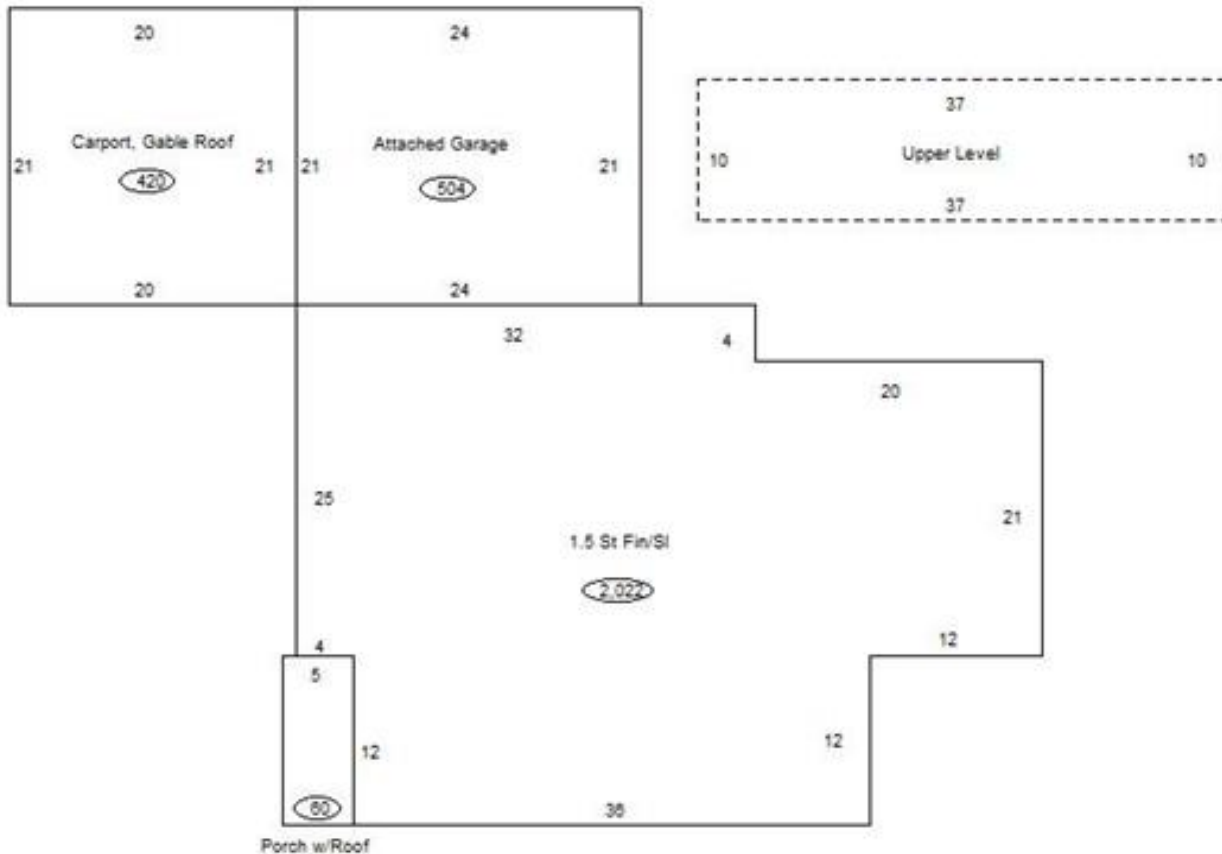
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,652	1.224	2,022
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	60	1.000	60
4	G	3		13	Carport, Gable Roof	420	1.000	420
5	U	^UL	Overhang	13	Upper Level	370	1.000	370
Total Building Area						1,652		2,022



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						