



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000410 <b>Parcel ID</b> 000000-00-0-00645-002-0001 <b>Cadastral ID</b> 01-21-14-00830 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 302852 DODDRIDGE, MATTHEW &  JENNIFER 12503 N 177TH E AVE COLLINSVILLE OK 74021-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 12519 N 177TH E AVE <b>Subdivision</b> RANCH VIEW LAKE ESTS <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 14 / 5 <b>Neighborhood</b> 1014 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33581220 -95.77414516 LOT 1 BLOCK 2 RANCH VIEW LAKE EST.					<b>Building Permits</b> <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		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	4.09		
Non-Ag Acres	3.5751		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	155,729.00 x .54 = 84,190		
Factor Value			
Adjustments	1.0000		
Lot Value	84,190		



\\tsclient\C\TOMS PC PICS\2018-01-31 01-31-2018\01-31-2018 0C 2/1/2018

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Frame, Siding, Vinyl 75% Veneer, Stone
Base/Total Area	1,610 / 2,410
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,610
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 66

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	224,343	93.09	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	85.92	Total Misc Impr	+	22,933			
Roofing Adj	+ 2.84	Garage Cost	+				
Subfloor Adj	+ -0.77	Total RCN	=	276,706			
Heat/Cool Adj	+ 11.47	Depreciation ( 78%)	-	215,831			
Plumbing Adj	+ 5.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	60,875			
Adj Base Cost	= 105.30	Lot Value	+	84,190			
Total Area	x 2,410	Indicated Value	=	145,065			
Adjusted Cost	= 253,773	Value Per SqFt		60.19			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,875		
Lot Value	84,190		
Indicated Value	145,065	60.19	Per SqFt
Agland Value			
Site Improvements	50,713		
Total Value	195,778	81.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	1333	252		252	61.53		15,506
PRCH	SLAB PORCH - COVERED	1334	40x8		320	23.21		7,427



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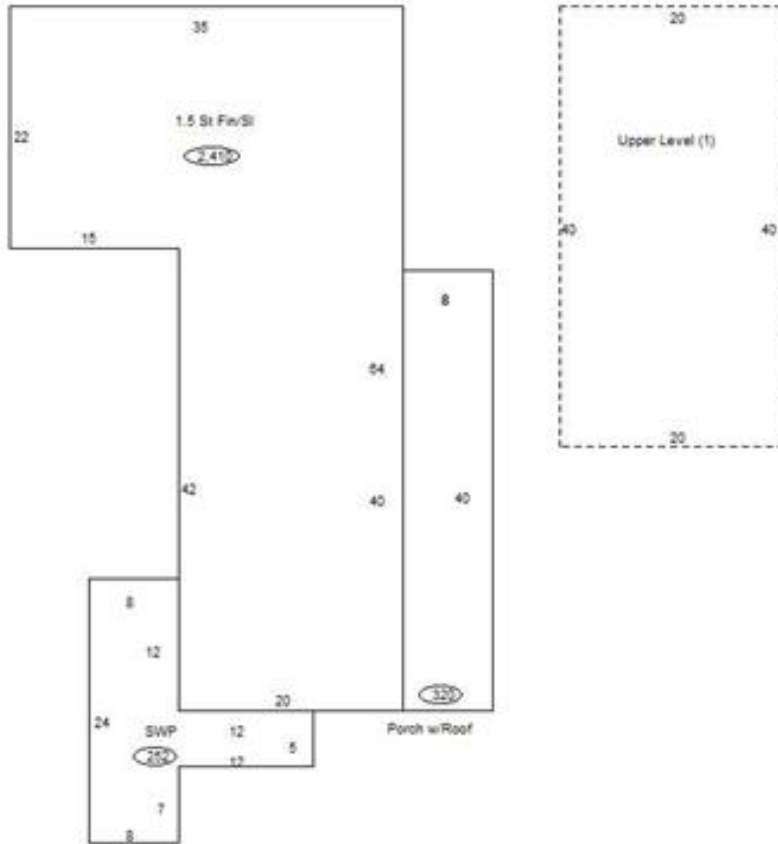
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Sketch Image

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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/Sl	1,610	1.497	2,410
2	M	EPSW		13	EPSW	252	1.000	252
3	M	PRCH		13	SLBC	320	1.000	320
4	U	^UL		13	Upper Level (1)	800	1.000	800
<b>Total Building Area</b>						<b>1,610</b>		<b>2,410</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,980	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (26.96 x 1,980)	53,381		53,381	16,014	37,367
	MS	MECH SHEC	0x0x0			2,000	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (5.85 x 2,000)	11,700		11,700	8,190	3,510
	STF	STG FAIR	0x0x0			528	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x 528)	2,471		2,471	1,730	741
	STGG	STG GOOD	0x0x0			912	
	Qual	4	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (9.36 x 912)	8,536		8,536	3,841	4,695
	DTGF	DETACHED GARAGE FAIR	0x0x0			600	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (16.00 x 600)	9,600		9,600	5,760	3,840
	CP	Carport Dirt	20x20x0			400	
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.50 x 400)	1,400		1,400	840	560
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.61 x )					



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Base Cost (4.61 x )						