



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 660000412 Parcel ID 000000-00-0-00645-002-0003 Cadastral ID 01-21-14-00850 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 302852 DODDRIDGE, MATTHEW & JENNIFER 12503 N 177TH E AVE COLLINSVILLE OK 74021-0000																																																																																																																									
Parcel Location Situs 12503 N 177TH E AVE Subdivision RANCH VIEW LAKE ESTS Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33470377 -95.77554453 LOT 3 BLOCK 2 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4.08	
Non-Ag Acres	4.0819	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	177,806.00 x .50 = 88,605	
Factor Value		
Adjustments	1.0000	
Lot Value	88,605	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,392 / 1,392
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1948 / 59



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	122,272 87.84 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	226,940 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	57,850
Lot Value	88,605
Indicated Value	146,455 105.21 Per SqFt
Agland Value	
Site Improvements	
Total Value	146,455 105.21 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.69	Total Misc Impr	+ 8,754
Roofing Adj	+ 3.96	Garage Cost	+ 13,422
Subfloor Adj	+ 2.30	Total RCN	= 170,146
Heat/Cool Adj	+ 0.76	Depreciation (66%)	- 112,296
Plumbing Adj	+ 3.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 57,850
Adj Base Cost	= 106.30	Lot Value	+ 88,605
Total Area	x 1,392	Indicated Value	= 146,455
Adjusted Cost	= 147,970	Value Per SqFt	105.21

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55	4,577
PRCH	SLAB PORCH - COVERED	1341	7x3		21	21.23	446
PRCH	SLAB PORCH - COVERED	1342	15x12		180	20.73	3,731



Rogers

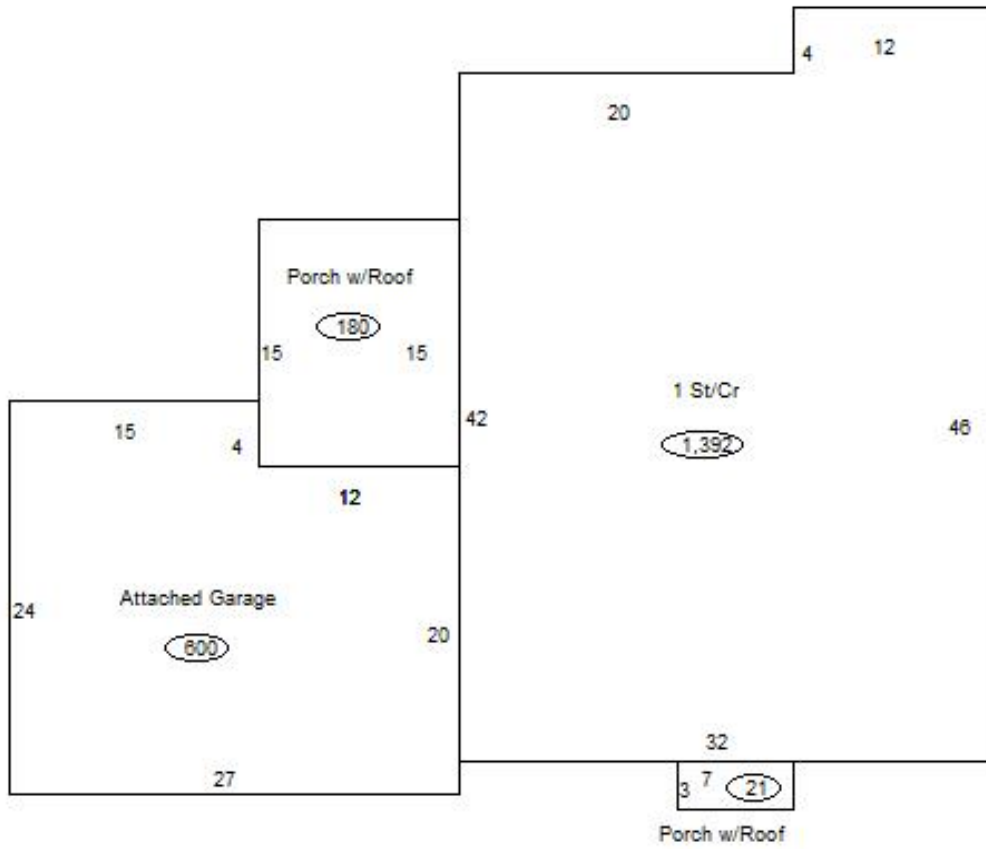
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Sketch Image

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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	1,392	1.000	1,392
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	21	1.000	21
4	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						1,392		1,392



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x)					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					