




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 660000413 Parcel ID 000000-00-0-00645-002-0004 Cadastral ID 01-21-14-00860 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 339921 RICHARDS, JIMMY H & JUNTIRA 17709 LAKEVIEW RD COLLINSVILLE OK 74021-0000 Parcel Location Situs 17709 LAKEVIEW RD Subdivision RANCH VIEW LAKE ESTS Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-28\IMG_003 3/30/2022</p>																																																	
Legal Description Lat/Long: 36.33472581 -95.77415510																																																						
LOT 4 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																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	/	RICHARDS, JIMMY H	10/12/2022	0	4																																													
					1312/52	ADAMS, HAZEL L	08/07/2001	115,000	YES																																													
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>2002</td> <td>Land Value 160,225</td> <td>76,538</td> <td>11%</td> <td>8,419</td> <td>Assessed</td> <td>27,843</td> <td>3,022.02</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 180,084</td> <td>176,590</td> <td> </td> <td>19,424</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>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 340,309</td> <td>253,128</td> <td> </td> <td>27,843</td> <td>Total Taxable</td> <td>26,843</td> <td>2,924.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2002	Land Value 160,225	76,538	11%	8,419	Assessed	27,843	3,022.02	Year Frozen	0	Improvements 180,084	176,590		19,424	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 340,309	253,128		27,843	Total Taxable	26,843	2,924.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660000413	RICHARDS, JIMMY H &	7	331,672	1000	26,033	2,836.00																																															
2024	2024-660000413	RICHARDS, JIMMY H &	7	424,044	1000	25,246	2,800.00																																															
2023	2023-660000413	RICHARDS, JIMMY H &	7	231,650	1000	24,482	2,658.00																																															
2022	2022-660000413	RICHARDS, JIMMY H	7	235,212	1000	23,548	2,658.00																																															
2021	2021-660000413	RICHARDS, JIMMY H	7	243,149	1000	22,833	2,549.00																																															
2020	2020-660000413	RICHARDS, JIMMY H	7	241,928	1000	22,140	2,469.00																																															
2019	2019-660000413	RICHARDS, JIMMY H	7	231,777	1000	21,466	2,396.00																																															
2018	2018-660000413	RICHARDS, JIMMY H	7	238,801	1000	20,811	2,248.00																																															
2017	2017-660000413	RICHARDS, JIMMY H	7	236,894	1000	20,176	2,200.00																																															
2016	2016-660000413	RICHARDS, JIMMY H	7	231,684	1000	19,559	2,135.00																																															
2015	2015-660000413	RICHARDS, JIMMY H	7	225,642	1000	18,960	2,083.00																																															
2014	2014-660000413	RICHARDS, JIMMY H	7	176,172	0	19,379	2,132.00																																															
2013	2013-660000413	RICHARDS, JIMMY H	7	216,355	1000	17,815	1,938.00																																															



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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4	
Non-Ag Acres	3.9359	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	171,447.00 x .51 = 87,333	
Factor Value		
Adjustments	1.8347	
Lot Value	160,225	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,696 / 2,648
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	254,877	96.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	358,540		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.89	Total Misc Impr	+	9,150			
Roofing Adj	+ 3.11	Garage Cost	+	14,522			
Subfloor Adj	+ 0.00	Total RCN	=	333,462			
Heat/Cool Adj	+ 12.64	Depreciation (49%)	-	163,396			
Plumbing Adj	+ 5.35	Lump Sums	+	4,641			
Basement Adj	+ 0.00	RCNLD	=	174,707			
Adj Base Cost	= 116.99	Lot Value	+	160,225			
Total Area	x 2,648	Indicated Value	=	334,932			
Adjusted Cost	= 309,790	Value Per SqFt		126.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,707		
Lot Value	160,225		
Indicated Value	334,932	126.48	Per SqFt
Agland Value			
Site Improvements	5,377		
Total Value	340,309	128.52	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	1346	7x5		35	26.82		939
PATO	SLAB PORCH - OPEN	1347	284		284	9.14		2,596
WODO	WOOD DECK - OPEN	1348	408		408	16.97	50%	3,462
BALW	BALCONY - WOOD	1349	14x3		42	28.08		1,179



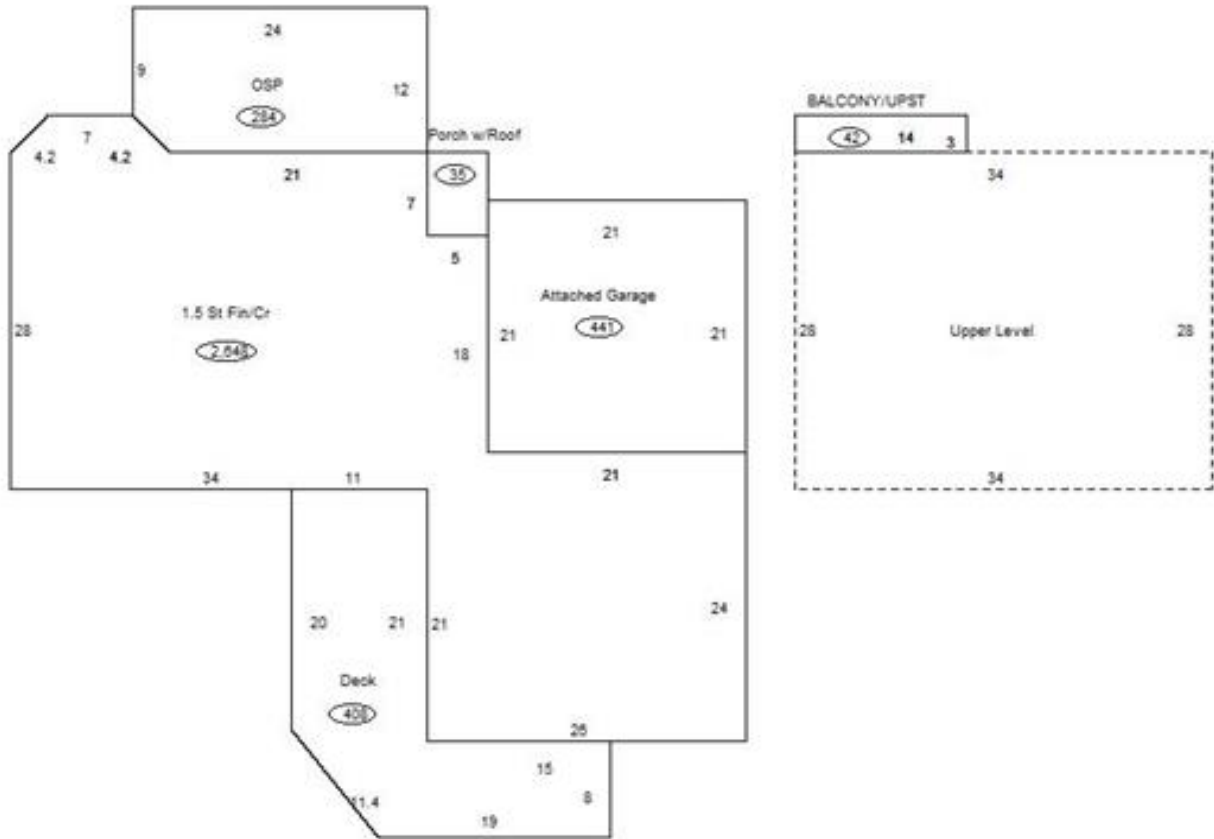
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,696	1.561	2,648
2	U	^UL	Overhang	13	Upper Level	952	1.000	952
3	G	1		13	Attached Garage	441	1.000	441
4	M	PRCH		13	SLBC	35	1.000	35
5	M	PATO		13	Open Slab	284	1.000	284
6	M	WODO		13	WODO	408	1.000	408
7	M	BALW		13	Balcony	42	1.000	42
Total Building Area						1,696		2,648



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO				220	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 220)	642		642	385	257
	DTGF	DETACHED GARAGE FAIR				800	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (16.00 x 800)	12,800		12,800	7,680	5,120
	STF	STG FAIR					
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x)					
	LT	LEAN-TO					
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x)					