



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 660000417 Parcel ID 000000-00-0-00645-003-0003 Cadastral ID 01-21-14-00900 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 317701 FINNEY, KEVIN L & JADRIANNE A 17708 LAKEVIEW RD COLLINSVILLE OK 74021-0000 Parcel Location Situs 17708 LAKEVIEW RD Subdivision RANCH VIEW LAKE ESTS Lot/Block 0003 / 0003 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\2022-3-29\IMG_001: 3/30/2022</p>																													
Legal Description Lat/Long: 36.33342465 -95.77432255																																		
LOT 3 BLOCK 3 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>R22 148</td> <td>R23 NEW RMA 726 SQ FT 22X33</td> <td>04/2022</td> <td>05/2023</td> <td>47,000</td> </tr> <tr> <td>R21 000217</td> <td>R23- 30X50 ROOM ADDTN/RMODEL</td> <td>07/2021</td> <td>05/2023</td> <td>55,000</td> </tr> <tr> <td>P21 000046</td> <td>R23- NEW POOL</td> <td>07/2021</td> <td>09/2022</td> <td>60,000</td> </tr> <tr> <td>R2016 07 24</td> <td>R18-NEW 3382 SQ FT REMODEL</td> <td>07/2016</td> <td>08/2017</td> <td>50,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 148	R23 NEW RMA 726 SQ FT 22X33	04/2022	05/2023	47,000	R21 000217	R23- 30X50 ROOM ADDTN/RMODEL	07/2021	05/2023	55,000	P21 000046	R23- NEW POOL	07/2021	09/2022	60,000	R2016 07 24	R18-NEW 3382 SQ FT REMODEL	07/2016	08/2017	50,000
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Exemptions					Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
H	Homestead	Yes	1,000	1,000	2532/656	FORD, ALFRED R SR & DIANA J	02/26/2016	150,000	WG																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																									
Remove Cap	2017	Land Value	177,651	115,783	11%	12,736	Assessed	66,957	7,267.38																									
Year Frozen	2009	Improvements	575,076	492,923		54,221	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00																									
TIF Project ID	0	Total Value	752,727	608,706		66,957	Total Taxable	65,957	7,170.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660000417	FINNEY, KEVIN L & JADRIANNE A			7	745,886	1000	64,007	6,958.00																									
2024	2024-660000417	FINNEY, KEVIN L & JADRIANNE A			7	744,376	1000	62,114	6,868.00																									
2023	2023-660000417	FINNEY, KEVIN L & JADRIANNE A			7	410,011	1000	44,101	4,777.00																									
2022	2022-660000417	FINNEY, KEVIN L & JADRIANNE A			7	384,385	1000	38,727	4,361.00																									
2021	2021-660000417	FINNEY, KEVIN L & JADRIANNE A			7	394,236	1000	37,570	4,186.00																									
2020	2020-660000417	FINNEY, KEVIN L & JADRIANNE A			7	395,176	1000	36,447	4,056.00																									
2019	2019-660000417	FINNEY, KEVIN L & JADRIANNE A			7	378,357	1000	35,356	3,937.00																									
2018	2018-660000417	FINNEY, KEVIN L & JADRIANNE A			7	389,543	1000	34,297	3,696.00																									
2017	2017-660000417	FINNEY, KEVIN L & JADRIANNE A			7	112,043	0	12,325	1,335.00																									
2016	2016-660000417	FINNEY, KEVIN L & JADRIANNE A			7	124,065	1000	5,334	592.00																									
2015	2015-660000417	FORD, ALFRED R SR & DIANA J			7	122,133	1000	5,334	596.00																									
2014	2014-660000417	FORD, ALFRED R SR & DIANA J			7	123,626	1000	5,334	601.00																									
2013	2013-660000417	FORD, ALFRED R SR & DIANA J			7	124,504	1000	5,334	590.00																									



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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 2.77 Non-Ag Acres 2.7604 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 120,242.00 x .64 = 77,092 Factor Value Adjustments 2.3044 Lot Value 177,651		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	84% Two Story 16% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,412 / 4,502
Style	84% Two Story - 16% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,412
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 2.0
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1971 / 28



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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	771,115	171.28	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	97.39	Total Misc Impr	+	31,048			
Roofing Adj	+ 3.42	Garage Cost	+	30,505			
Subfloor Adj	+ -2.47	Total RCN	=	615,884			
Heat/Cool Adj	+ 18.45	Depreciation (35%)	-	215,559			
Plumbing Adj	+ 6.34	Lump Sums	+	25,682			
Basement Adj	+ 0.00	RCNLD	=	426,007			
Adj Base Cost	= 123.13	Lot Value	+	177,651			
Total Area	x 4,502	Indicated Value	=	603,658			
Adjusted Cost	= 554,331	Value Per SqFt		134.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	426,007		
Lot Value	177,651		
Indicated Value	603,658	134.09	Per SqFt
Agland Value			
Site Improvements	149,069		
Total Value	752,727	167.20	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	8,198.48		8,198
BALW	BALCONY - WOOD	133878	12x5		60	39.27		2,356
BALW	BALCONY - WOOD	133879	33x18		594	39.27		23,326
PATO	SLAB PORCH - OPEN	133882	17x8		136	15.58		2,119
PRCH	SLAB PORCH - COVERED	133883	33x18		594	34.90		20,731



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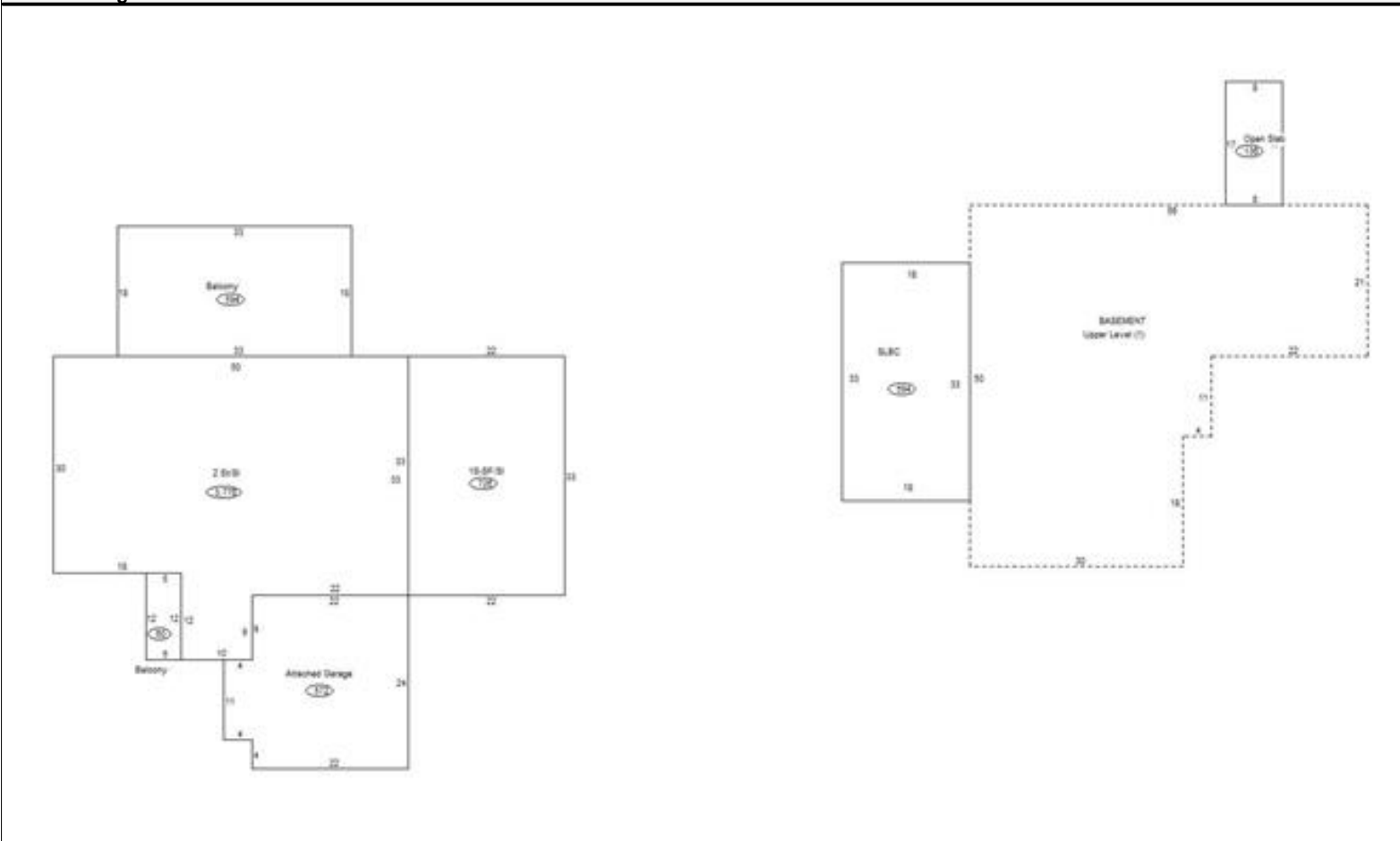
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,686	2.240	3,776
2	G	1		13	Attached Garage	572	1.000	572
3	M	BALW		13	Balcony	60	1.000	60
4	M	BALW		13	Balcony	594	1.000	594
5	U	^UL		13	Upper Level (1)	2,090	1.000	2,090
6	N	0		13	BASEMENT		0.000	
7	M	PATO		13	Open Slab	136	1.000	136
8	M	PRCH		13	SLBC	594	1.000	594
9	R	1	Slab	13	1S-SF/SI	726	1.000	726
Total Building Area						2,412		4,502



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PLHR	Pool House - Residential	30x50x0			1,500
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary Base Cost (83.04 x 1,500) 124,560		Modifier Total		RCN 124,560	Depr (2% Phys/ % Func) 2,491
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2022	Eff Age 2	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total 0		RCN 30,000	Depr (10% Phys/ % Func) 3,000