



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660000418 Parcel ID 000000-00-0-00645-003-0004 Cadastral ID 01-21-14-00910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 289104 HALE, STEVEN R & BONNIE J 12345 N 177TH E AVE COLLINSVILLE OK 74021-0000					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-29\IMG_001! 3/30/2022</p>																																																																																																																				
Parcel Location Situs 12345 N 177TH E AVE Subdivision RANCH VIEW LAKE ESTS Lot/Block 0004 / 0003 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: 36.33344286 -95.77554939 LOT 4 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>R21 000445</td> <td>R23- NEW 40X70 DTCH ACC BLDG</td> <td>11/2021</td> <td>03/2022</td> <td>59,995</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000445	R23- NEW 40X70 DTCH ACC BLDG	11/2021	03/2022	59,995																																																																																																						
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 3.41 Non-Ag Acres 3.7671 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 164,096.00 x .52 = 85,863 Factor Value Adjustments 1.0000 Lot Value 85,863		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Stucco
Base/Total Area	1,502 / 1,782
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,502
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

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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	270,280	151.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	326,930		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.73	Total Misc Impr	+ 32,943				
Roofing Adj	+ 4.19	Garage Cost	+ 15,499				
Subfloor Adj	+ -1.95	Total RCN	= 265,971				
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 125,006				
Plumbing Adj	+ 6.46	Lump Sums	+ 3,707				
Basement Adj	+ 0.00	RCNLD	= 144,672				
Adj Base Cost	= 122.07	Lot Value	+ 85,863				
Total Area	x 1,782	Indicated Value	= 230,535				
Adjusted Cost	= 217,529	Value Per SqFt	129.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,672		
Lot Value	85,863		
Indicated Value	230,535	129.37	Per SqFt
Agland Value			
Site Improvements	77,366		
Total Value	307,901	172.78	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
BALW	BALCONY - WOOD	1360		132	132	28.08		3,707
PRCH	SLAB PORCH - COVERED	1362		480	480	25.42		12,202
PRCH	SLAB PORCH - COVERED	1363		30x20	600	25.21		15,126



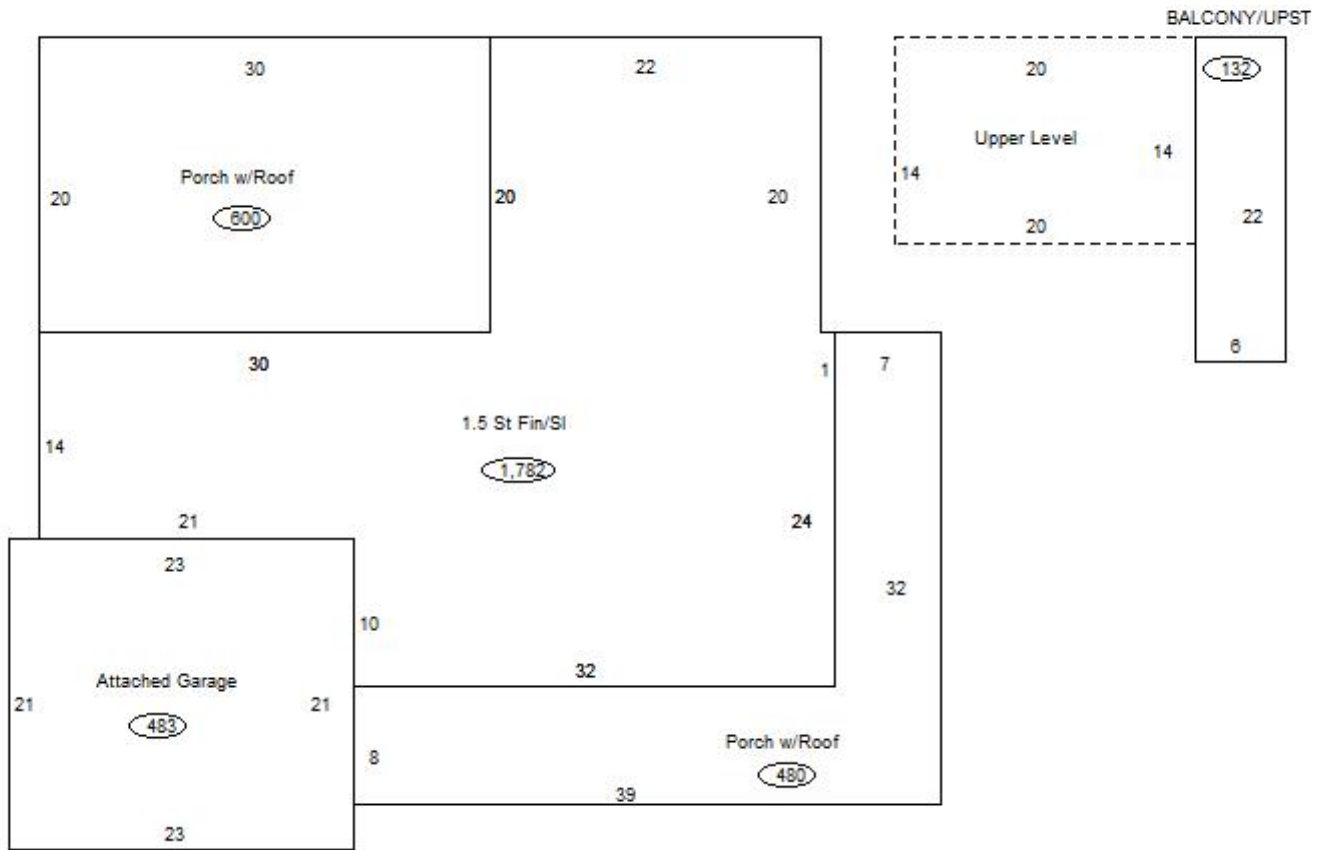
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Sketch Image

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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	1,502	1.186	1,782
2	G	1		13	Attached Garage	483	1.000	483
3	M	BALW		13	Balcony	132	1.000	132
4	U	^UL	Overhang	13	Upper Level	280	1.000	280
5	M	PRCH		13	SLBC	480	1.000	480
6	M	PRCH		13	SLBC	600	1.000	600
Total Building Area						1,502		1,782



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x70x0			2,800
	Qual	Cond	Year	2022	Eff Age	
	Valuation Summary Base Cost (27.38 x 2,800) 76,664		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	MS	MECH SHED	10x30x0			300
	Qual	Cond	Year		Eff Age	
	Valuation Summary Base Cost (5.85 x 300) 1,755		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD