




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:06:27  
Page 1

Assessment Data					Primary Image									
Account	660000419				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-29\IMG_002 3/30/2022</p>									
Parcel ID	000000-00-0-00645-003-0005													
Cadastral ID	01-21-14-00920													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	136164													
BACON, RONALD E														
12325 N 177TH E AVE COLLINSVILLE OK 74021-0000														
Parcel Location														
Situs	12325 N 177TH E AVE													
Subdivision	RANCH VIEW LAKE ESTS													
Lot/Block	0005 / 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: 36.33242673 -95.7755547														
LOT 5 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	854/357			64,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	0	Land Value	81,769	44,227	11%	4,865	Assessed	11,087	1,203.36					
Year Frozen	0	Improvements	62,700	56,570		6,222	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00					
TIF Project ID	0	Total Value	144,469	100,797		11,087	Total Taxable	10,087	1,106.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000419	BACON, RONALD E	7	142,971	1000	9,765	1,071.00							
2024	2024-660000419	BACON, RONALD E	7	278,128	1000	9,452	1,057.00							
2023	2023-660000419	BACON, RONALD E	7	116,998	1000	9,147	1,002.00							
2022	2022-660000419	BACON, RONALD E	7	116,091	1000	8,564	976.00							
2021	2021-660000419	BACON, RONALD E	7	114,641	1000	8,286	935.00							
2020	2020-660000419	BACON, RONALD E	7	115,841	1000	8,016	903.00							
2019	2019-660000419	BACON, RONALD E	7	112,817	1000	7,753	874.00							
2018	2018-660000419	BACON, RONALD E	7	118,608	1000	7,499	819.00							
2017	2017-660000419	BACON, RONALD E	7	117,766	1000	7,251	800.00							
2016	2016-660000419	BACON, RONALD E	7	115,994	1000	7,010	774.00							
2015	2015-660000419	BACON, RONALD E	7	117,726	1000	6,777	754.00							
2014	2014-660000419	BACON, RONALD E	7	121,113	1000	6,550	735.00							
2013	2013-660000419	BACON, RONALD E	7	118,998	1000	6,330	698.00							




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:06:28  
Page 2

Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 3.41 <b>Non-Ag Acres</b> 3.2972 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 143,626.00 x .57 = 81,769 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 81,769		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-29\IMG_002 3/30/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,470 / 1,470
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Wall Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1950 / 57



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	79,861	54.33	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	5
<b>Indicated Value</b>	185,090 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	90.87	<b>Total Misc Impr</b>	+	8,750	
<b>Roofing Adj</b>	+ 4.08	<b>Garage Cost</b>	+		
<b>Subfloor Adj</b>	+ 2.34	<b>Total RCN</b>	=	162,247	
<b>Heat/Cool Adj</b>	+ 0.76	<b>Depreciation ( 65%)</b>	-	105,461	
<b>Plumbing Adj</b>	+ 6.37	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	56,786	
<b>Adj Base Cost</b>	= 104.42	<b>Lot Value</b>	+	81,769	
<b>Total Area</b>	x 1,470	<b>Indicated Value</b>	=	138,555	
<b>Adjusted Cost</b>	= 153,497	<b>Value Per SqFt</b>		94.26	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	56,786		
<b>Lot Value</b>	81,769		
<b>Indicated Value</b>	138,555	94.26	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	5,914		
<b>Total Value</b>	144,469	98.28	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	1365	13x9		117	20.93		2,449
PATO	SLAB PORCH - OPEN	1366	18x10		180	9.58		1,724



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

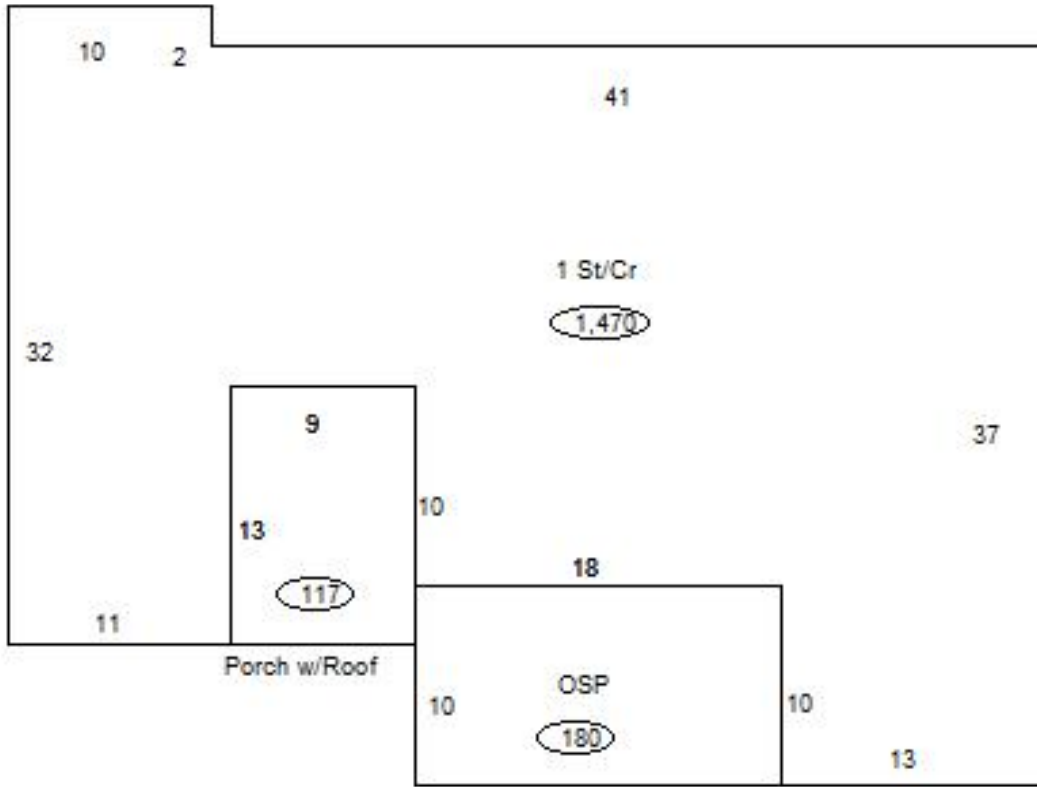
Date 04/17/2026

Time 04:06:28

Page 3

### Sketch Image

660000419



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,470	1.000	1,470
2	M	PRCH		13	SLBC	117	1.000	117
3	M	PATO		13	Open Slab	180	1.000	180
<b>Total Building Area</b>						<b>1,470</b>		<b>1,470</b>



# Rogers



## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:06:28  
 Page 4

660000419

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			520
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (10.48 x 520) 5,450		<b>Modifier Total</b>	<b>RCN</b> 5,450	<b>Depr (100% Phys/ % Func)</b> 5,450	<b>RCNLD</b>
	DTGF	DETACHED GARAGE FAIR	0x0x0			616
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 616) 9,856		<b>Modifier Total</b>	<b>RCN</b> 9,856	<b>Depr (40% Phys/ % Func)</b> 3,942	<b>RCNLD</b> 5,914