




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:13:58
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Assessment Data					Primary Image																																																																																																															
Account 660000425 Parcel ID 000000-00-0-00645-003-0011 Cadastral ID 01-21-14-00980 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 136244 FIELDS FAMILY TRUST 12209 N 177TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12209 N 177TH E AVE Subdivision RANCH VIEW LAKE ESTS Lot/Block 0011 / 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\C\TOMS PC PICS\2018-01-31 01-31-2018\01-31-2018 04 2/1/2018</p>																																																																																																															
Legal Description Lot/Long: 36.33138197 -95.77410486 LOT 11 BLK 3 RANCH VIEW LAKE EST.																																																																																																																				
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 3.46 Non-Ag Acres 3.278 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 142,790.00 x .57 = 81,602 Factor Value Adjustments 1.0000 Lot Value 81,602		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,024 / 1,024
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41



\\tsclient\C\TOMS PC PICS\2018-01-31 01-31-2018\01-31-2018 04 2/1/2018

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	113,731	111.07	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	97.38	Total Misc Impr	+	6,592	
Roofing Adj	+ 4.38	Garage Cost	+	11,285	
Subfloor Adj	+ 2.55	Total RCN	=	130,486	
Heat/Cool Adj	+ 0.76	Depreciation (51%)	-	66,548	
Plumbing Adj	+ 4.90	Lump Sums	+	1,552	
Basement Adj	+ 0.00	RCNLD	=	65,490	
Adj Base Cost	= 109.97	Lot Value	+	81,602	
Total Area	x 1,024	Indicated Value	=	147,092	
Adjusted Cost	= 112,609	Value Per SqFt		143.64	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,490		
Lot Value	81,602		
Indicated Value	147,092	143.64	Per SqFt
Agland Value			
Site Improvements	2,012		
Total Value	149,104	145.61	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	1381	12x8		96	20.99		2,015
WODO	WOOD DECK - OPEN	1382	8x8		64	25.79	6%	1,552



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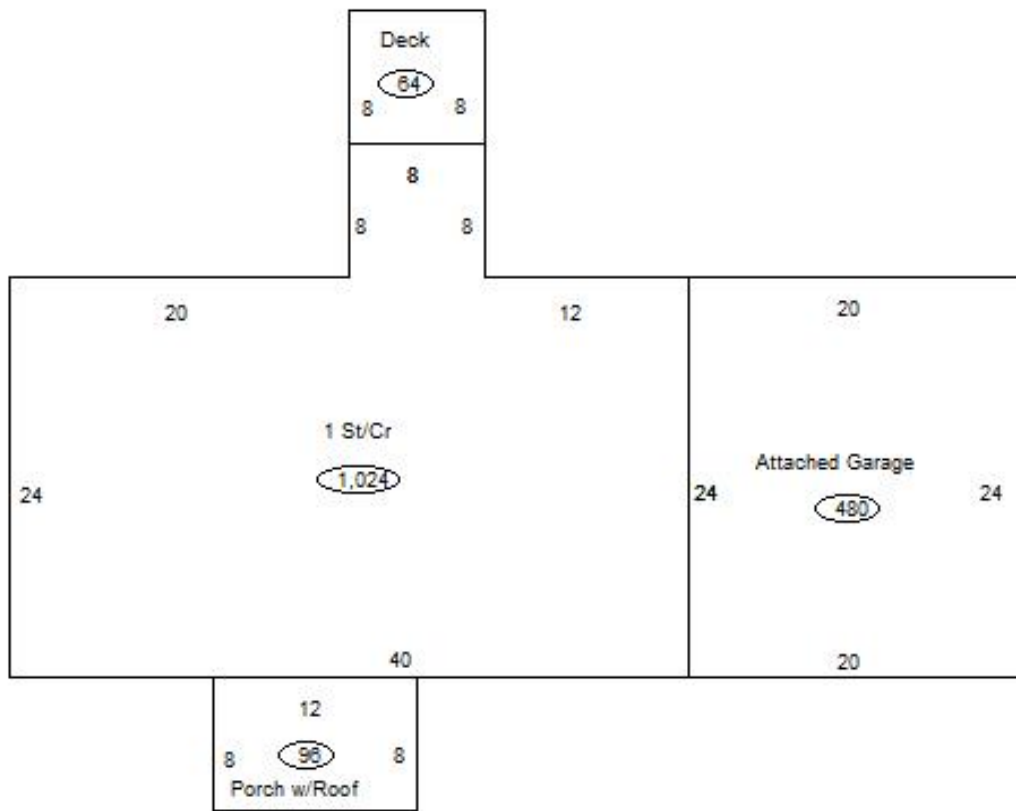
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Sketch Image

660000425



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,024	1.000	1,024
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	96	1.000	96
4	M	WODO		13	WODO	64	1.000	64
Total Building Area						1,024		1,024



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 480)		5,030		5,030	3,018	2,012
	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)						