



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 660000433 Parcel ID 000000-00-0-00645-004-0006 Cadastral ID 01-21-14-01060 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 323582 BELL, AMY M & JERRY L JR REVOCABLE FAMILY TRUST 12347 NIGHTES AVE COLLINSVILLE OK 74021-6249 Parcel Location Situs 12347 N NIGHTES AVE Subdivision RANCH VIEW LAKE ESTS Lot/Block 0006 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660000433 01/12/26</p> <p>660000433_001.JPG 1/12/2026</p>																													
Legal Description Lat/Long: 36.33412785 -95.77016973 LOT 6 BLOCK 4 RANCH VIEW LAKE EST.																																		
Exemptions					Building Permits																													
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2685/103	GATES, B E	12/02/2017	0	4																														
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Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																									
Remove Cap	0	Land Value	72,741	72,741	11%	8,002	Assessed	34,827	3,780.05																									
Year Frozen	0	Improvements	243,861	243,861		26,825	Penalty	0																										
Uncapped Value	243,861	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	316,602	316,602		34,827	Total Taxable	34,827	3,780.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660000433	BELL, AMY M & JERRY L JR			7	253,887	0	22,290	2,420.00																									
2024	2024-660000433	BELL, AMY			7	359,043	0	21,228	2,342.00																									
2023	2023-660000433	BELL, AMY			7	185,236	0	20,217	2,184.00																									
2022	2022-660000433	BELL, AMY			7	153,054	0	16,836	1,889.00																									
2021	2021-660000433	BELL, AMY			7	158,711	0	16,866	1,873.00																									
2020	2020-660000433	BELL, AMY			7	157,923	0	16,063	1,781.00																									
2019	2019-660000433	BELL, AMY			7	42,466	0	3,202	356.00																									
2018	2018-660000433	BELL, AMY			7	42,466	0	3,050	328.00																									
2017	2017-660000433	GATES, B E			7	42,466	0	2,905	314.00																									
2016	2016-660000433	GATES, B E			7	42,466	0	2,766	299.00																									
2015	2015-660000433	GATES, B E			7	42,466	0	2,635	288.00																									
2014	2014-660000433	GATES, B E			7	42,466	0	2,509	276.00																									
2013	2013-660000433	GATES, B E			7	42,466	0	2,390	258.00																									



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	2.31		
Non-Ag Acres	2.261		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	98,488.00 x .74 = 72,741		
Factor Value			
Adjustments	1.0000		
Lot Value	72,741		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,659 / 1,659
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,659
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2025 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	199,846		
Lot Value	72,741		
Indicated Value	272,587	164.31	Per SqFt
Agland Value			
Site Improvements	44,015		
Total Value	316,602	190.84	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.78	Total Misc Impr	+ 3,238
Roofing Adj	+ 4.33	Garage Cost	+ 0
Subfloor Adj	+ -1.15	Total RCN	= 193,558
Heat/Cool Adj	+ 11.47	Depreciation (1%)	- 1,936
Plumbing Adj	+ 6.29	Lump Sums	+ 8,224
Basement Adj	+ 0.00	RCNLD	= 199,846
Adj Base Cost	= 114.72	Lot Value	+ 72,741
Total Area	x 1,659	Indicated Value	= 272,587
Adjusted Cost	= 190,320	Value Per SqFt	164.31

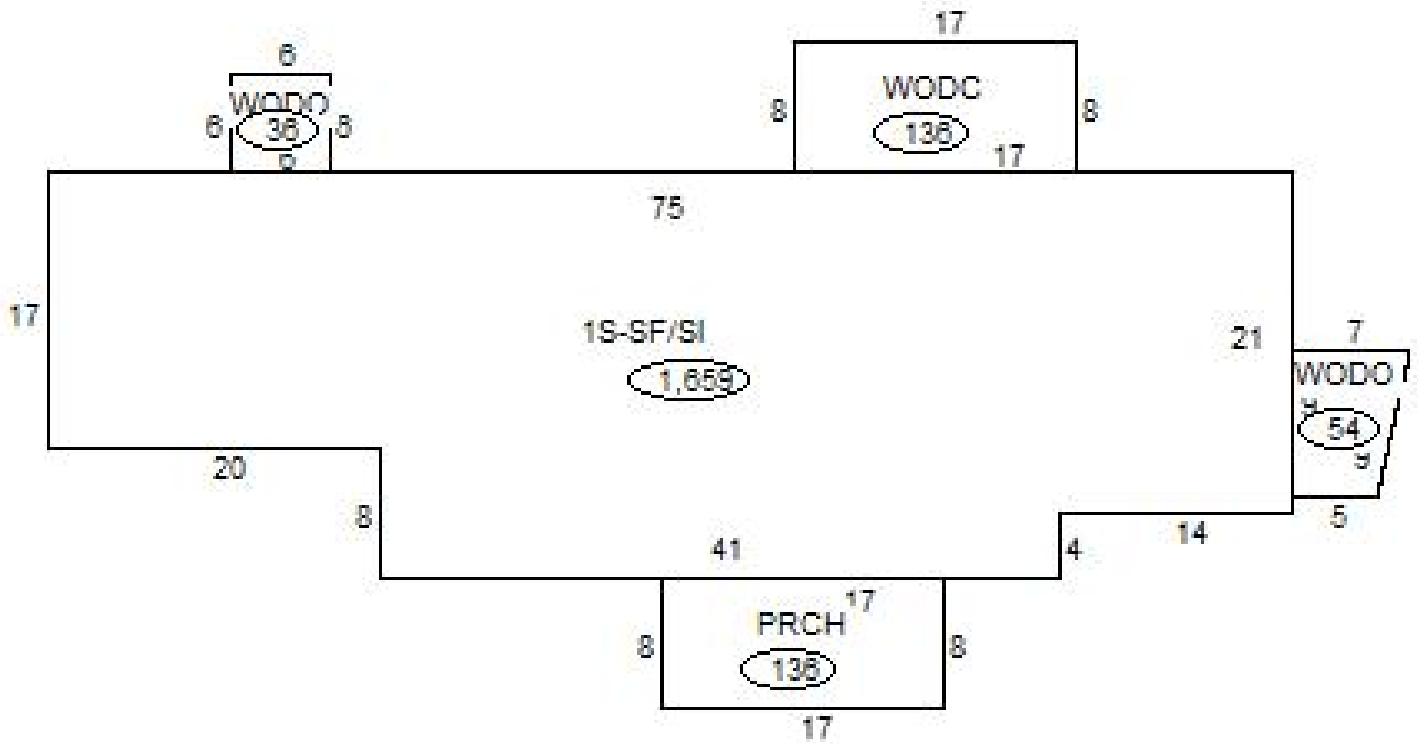
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	192788	17x8		136	23.81		3,238
WODC	Wood Deck - Covered	192789	17x8		136	41.82		5,688
WODO	Wood Deck - Open	192790	6x6		36	28.69		1,033
WODO	Wood Deck - Open	192791	54		54	27.83		1,503



Sketch Image

660000433



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,659	1.000	1,659
2	M	PRCH		20	PRCH	136	1.000	136
3	M	WODC		20	WODC	136	1.000	136
4	M	WODO		20	WODO	36	1.000	36
5	M	WODO		20	WODO	54	1.000	54
Total Building Area						1,659		1,659



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x12	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)		RCNLD
Base Cost (29.64 x 1,500)		44,460	44,460	445		44,015