Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660001375
Parcel ID	21N14E-02-1-00000-000-0000
Cadastral ID	02-21-14-00500
Property Type	REAL - Real Property
Property Class	RA **VI Area** 4
Tax Area	7 - OWASSO/LIMESTONE FIRE
Name ID	334258

SANFORD, CODY W & CHELSEA L

12420 N 177TH E AVE
COLLINSVILLE OK 74021-0000

Parcel Location

Situs	12420 N 177TH E AVE
Subdivision	
Lot/Block	/ **Parcel Size** 10.06 - Acres
Sec/Twn/Rng	2 / 21 / 14 / 1
Neighborhood	6060 - UNPLATTED
School District	S021 - OWASSO SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.33504049 -95.77858403

S2 N2 LOT 1

Building Permits

Number	Description	Opened	Closed	Amount
7230	R3 POLE BARN	03/2002	11/2002	10,000

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	No	1,000	

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	LOCKHART, ALAN L &	04/22/2021	385,000	YES
957/121	GOVETT, RICHARD E	05/12/1994	103,000	Yes

Parcel Valuation

Source	REAL
Remove Cap	2022
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	1,690	1,690	11%	186
Improvements	162,066	143,152		15,747
Mobile Home	0	0		0
Total Value	163,756	144,842		15,933

Levy Rate	108.538	Current Tax
Assessed	15,933	1,729.34
Penalty	0	
Exemption	0	0.00
Total Taxable	15,933	1,729.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001375	SANFORD, CODY W & CHELSEA L	7	149,477	0	15,469	1,679.00
2024	2024-660001375	SANFORD, CODY W & CHELSEA L	7	141,709	0	15,018	1,657.00
2023	2023-660001375	SANFORD, CODY W & CHELSEA L	7	132,553	0	14,581	1,574.00
2022	2022-660001375	SANFORD, CODY W & CHELSEA L	7	132,631	0	14,590	1,637.00
2021	2021-660001375	SANFORD, CODY W & CHELSEA L	7	135,110	1000	9,666	1,087.00
2020	2020-660001375	LOCKHART, ALAN L &	7	132,793	1000	9,355	1,052.00
2019	2019-660001375	LOCKHART, ALAN L &	7	127,804	1000	9,053	1,019.00
2018	2018-660001375	LOCKHART, ALAN L &	7	136,689	1000	8,761	954.00
2017	2017-660001375	LOCKHART, ALAN L &	7	135,487	1000	8,476	932.00
2016	2016-660001375	LOCKHART, ALAN L &	7	131,690	1000	8,201	903.00
2015	2015-660001375	LOCKHART, ALAN L &	7	127,481	1000	7,933	880.00
2014	2014-660001375	LOCKHART, ALAN L &	7	128,774	1000	7,672	858.00
2013	2013-660001375	LOCKHART, ALAN L &	7	123,352	1000	7,420	815.00

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Lot Data

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Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	2,080 / 2,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/Rghln	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 47

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	1	Res
Adjustment Model	A2	AO Test
Comparables		
Indicated Value		

Cost Approach

Manual : 01/2025

Base Cost		100.90	Total Misc Impr	+	7,838
Roofing Adj	+	4.35	Garage Cost	+	
Subfloor Adj	+	0.00	Total RCN	=	264,552
Heat/Cool Adj	+	12.64	Depreciation (52%)	-	137,567
Plumbing Adj	+	5.53	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	126,985
Adj Base Cost	=	123.42	Lot Value	+	
Total Area	x	2,080	Indicated Value	=	126,985
Adjusted Cost	=	256,714	Value Per SqFt		61.05

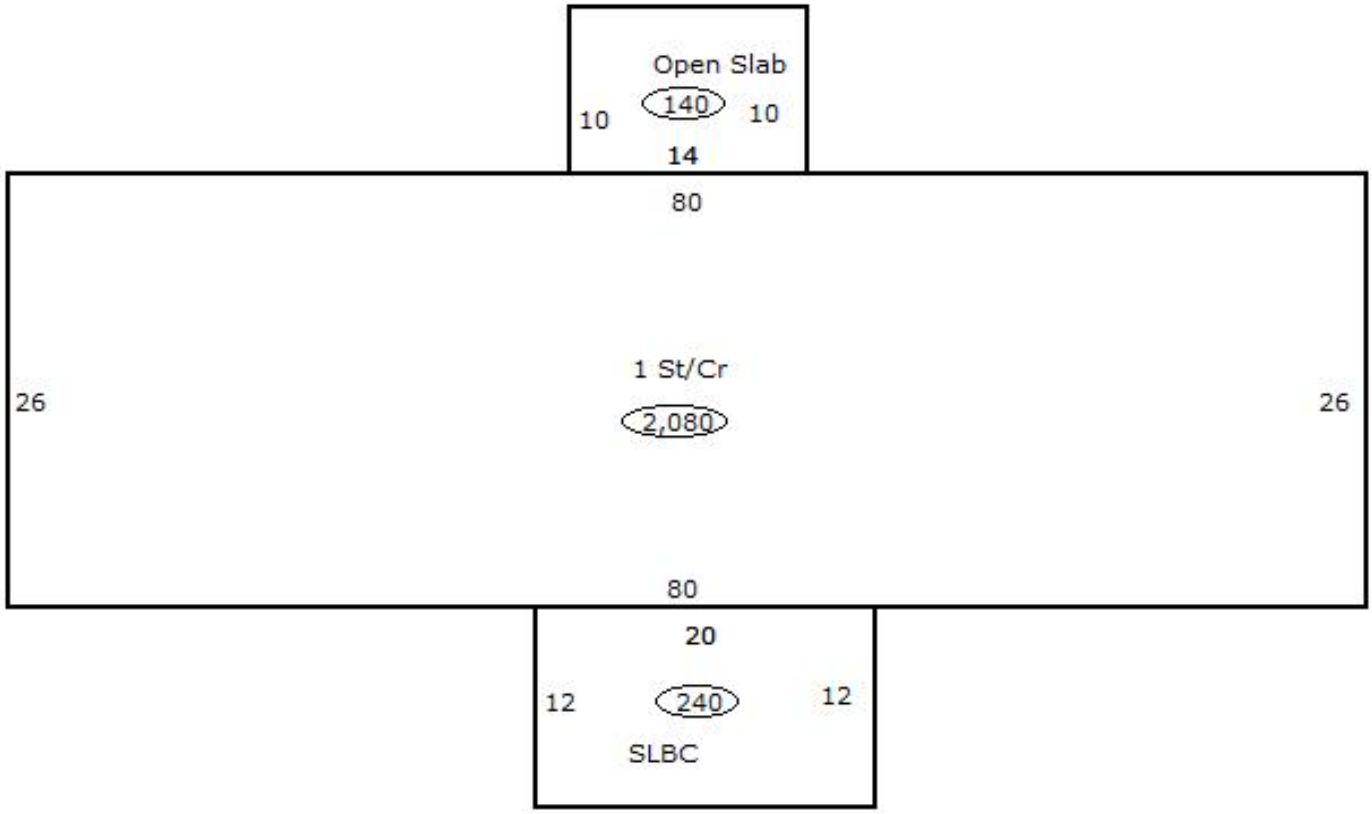
Value Reconciliation

Selected Approach	Cost Approach		
Improvements	126,985		
Lot Value			
Indicated Value	126,985	61.05	Per SqFt
Agland Value	1,690		
Site Improvements	35,081		
Total Value	163,756	78.73	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	3748	20x12		240	26.18		6,283
PATO	SLAB PORCH - OPEN	3749	14x10		140	11.11		1,555

Sketch Image 660001375



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,080	1.000	2,080
2	M	PRCH		13	SLBC	240	1.000	240
3	M	PATO		13	Open Slab	140	1.000	140
					Total Building Area	2,080		2,080

Outbuildings/Site Improvements 660001375

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,664
	Qual 2	**Cond** 3	**Year**	**Eff Age**		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (28.11 x 1,664)	46,775		46,775	11,694	35,081

Agland Inventory 660001375

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			10.060	168	168	1,690	1,690
				IMP PST Totals		10.060			1,690	1,690
				Total Agland		10.060			1,690	1,690