




# 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	660001376				 <p>660001376 06/10/25</p> <p>\\tsclient\T\ROB STUFF\001.JPG 6/10/2025</p>				
Parcel ID	21N14E-02-1-00000-000-0000								
Cadastral ID	02-21-14-00600								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	311183								
TRIN VENTURES LLC									
12340 N 177TH E AVE COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	12334 N 177TH E AVE								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	2 / 21 / 14 / 1								
Neighborhood	6060 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.33338903 -95.77858017									
N2 S2 S2 OF LOT 1									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 407	NEW RMA 960 SQ FT ADDRESS 1:	11/2024	07/2025	50,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	PATETE, BRIAN K & JUDY R	06/26/2024	214,000	10					
1247/497	JORDAN, RODNEY D &	09/08/2000	179,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2025	Land Value	103,914	103,914	11%	11,431	Assessed	32,952 3,576.54	
Year Frozen	0	Improvements	221,514	195,643		21,521	Penalty	0	
Uncapped Value	5,215	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	325,428	299,557		32,952	Total Taxable	32,952 3,577.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001376	TRIN VENTURES LLC	7	280,326	0	30,837	3,347.00		
2024	2024-660001376	TRIN VENTURES LLC	7	286,593	1000	27,825	3,085.00		
2023	2023-660001376	PATETE, BRIAN K & JUDY R	7	263,803	1000	26,986	2,929.00		
2022	2022-660001376	PATETE, BRIAN K & JUDY R	7	255,089	1000	26,170	2,952.00		
2021	2021-660001376	PATETE, BRIAN K & JUDY R	7	255,516	1000	25,378	2,832.00		
2020	2020-660001376	PATETE, BRIAN K & JUDY R	7	249,090	1000	24,611	2,743.00		
2019	2019-660001376	PATETE, BRIAN K & JUDY R	7	226,043	1000	23,865	2,662.00		
2018	2018-660001376	PATETE, BRIAN K & JUDY R	7	227,843	1000	24,063	2,598.00		
2017	2017-660001376	PATETE, BRIAN K & JUDY R	7	226,150	1000	23,877	2,601.00		
2016	2016-660001376	PATETE, BRIAN K & JUDY R	7	221,646	1000	23,381	2,549.00		
2015	2015-660001376	PATETE, BRIAN K & JUDY R	7	217,323	1000	22,906	2,513.00		
2014	2014-660001376	PATETE, BRIAN K & JUDY R	7	222,850	1000	23,188	2,565.00		
2013	2013-660001376	PATETE, BRIAN K & JUDY R	7	215,273	1000	22,483	2,441.00		



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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 5 <b>Non-Ag Acres</b> 5.5422 <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> 241,416.00 x .43 = 103,914 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 103,914		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,686 / 1,686
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1960 / 50



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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>	187,024	110.93	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	110.48	<b>Total Misc Impr</b>	+	7,960	
<b>Roofing Adj</b>	+ 4.87	<b>Garage Cost</b>	+	14,498	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	244,386	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 55%)</b>	-	134,412	
<b>Plumbing Adj</b>	+ 3.64	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	109,974	
<b>Adj Base Cost</b>	= 131.63	<b>Lot Value</b>	+	103,914	
<b>Total Area</b>	x 1,686	<b>Indicated Value</b>	=	213,888	
<b>Adjusted Cost</b>	= 221,928	<b>Value Per SqFt</b>		126.86	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	109,974		
<b>Lot Value</b>	103,914		
<b>Indicated Value</b>	213,888	126.86	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	14,136		
<b>Total Value</b>	228,024	135.25	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
PRCH	SLAB PORCH - COVERED	3752	22x4		88	26.65		2,345



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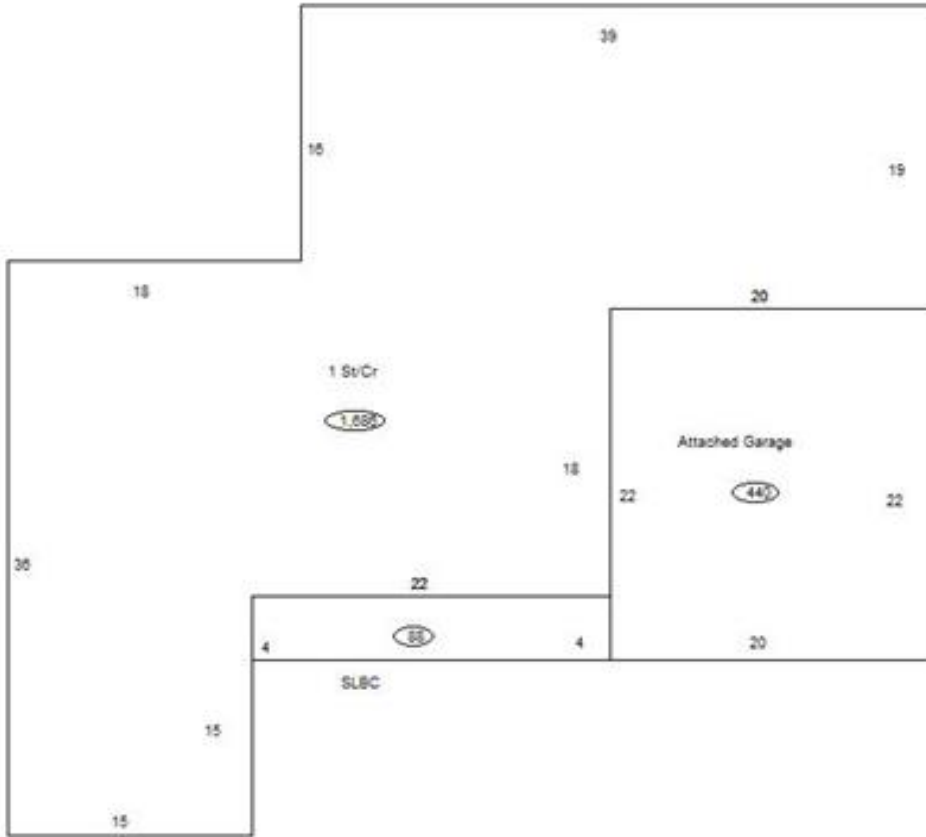
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,686	1.000	1,686
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	88	1.000	88
<b>Total Building Area</b>						1,686		1,686



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			1,536
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.26 x 1,536)		6,543	<b>Modifier Total</b>		<b>RCN</b> 6,543 <b>Depr (75% Phys/ % Func)</b> 4,907
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b> Base Cost (25,000.00 x 1)		25,000	<b>Modifier Total</b>		<b>RCN</b> 25,000 <b>Depr (50% Phys/ % Func)</b> 12,500	<b>RCNLD</b> 12,500



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	960 / 960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	REVITALIZE -
Year/Eff Age	1976 / 12



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	60,298	62.81	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	90.76	Total Misc Impr	+	4,394	
Roofing Adj	+ 4.19	Garage Cost	+		
Subfloor Adj	+ 2.55	Total RCN	=	112,298	
Heat/Cool Adj	+ 9.89	Depreciation ( 15%)	-	16,845	
Plumbing Adj	+ 5.01	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	95,453	
Adj Base Cost	= 112.40	Lot Value	+		
Total Area	x 960	Indicated Value	=	95,453	
Adjusted Cost	= 107,904	Value Per SqFt		99.43	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,453		
Lot Value			
Indicated Value	95,453	99.43	Per SqFt
Agland Value			
Site Improvements	1,951		
Total Value	97,404	101.46	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	4,394.05		4,394



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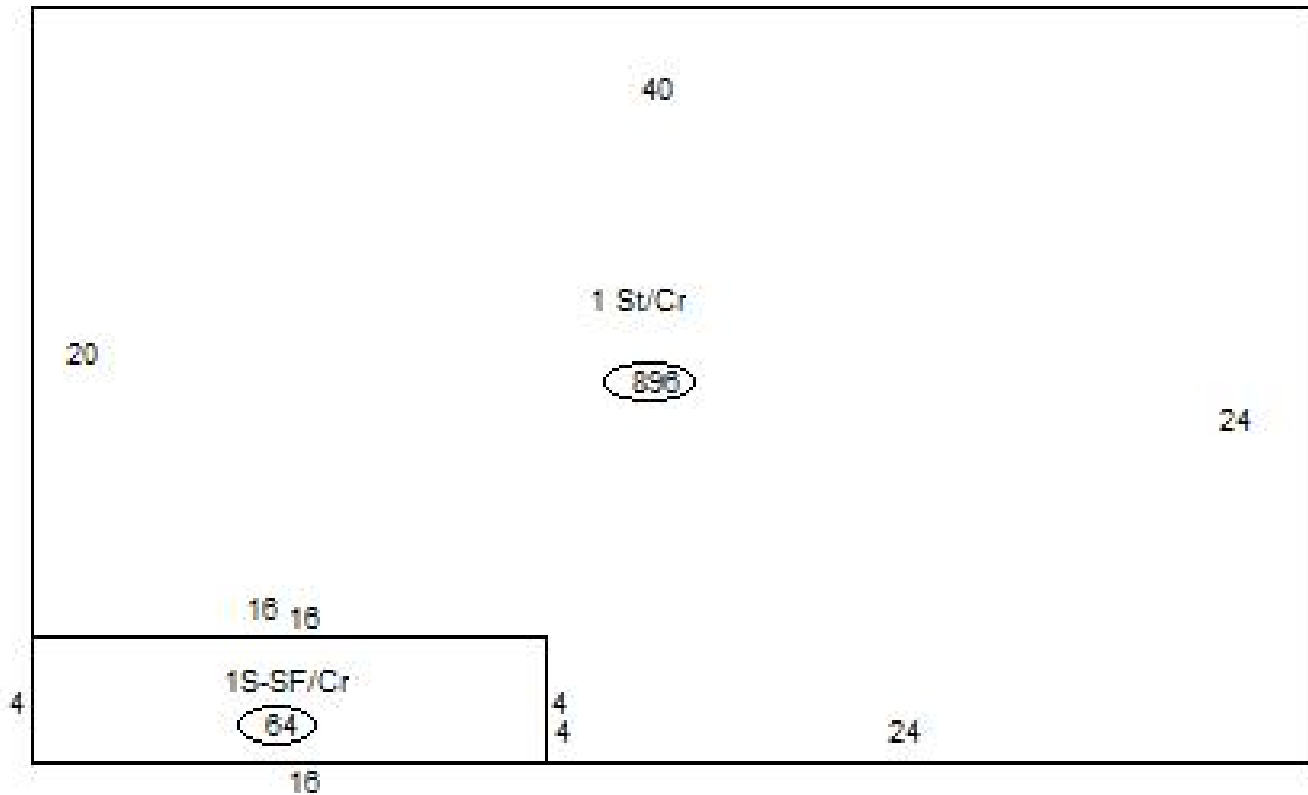
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	896	1.000	896
2	R	1	Crawl	10	1S-SF/Cr	64	1.000	64
<b>Total Building Area</b>						960		960



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			1,392
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (85% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 1,392)	6,515		6,515	5,538	977
	DTGF DETACHED GARAGE FAIR		0x0x0			406
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (85% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 406)	6,496		6,496	5,522	974