



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:58:15
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Assessment Data					Primary Image																																																																																																																				
Account 660001389 Parcel ID 21N14E-02-1-00000-000-0000 Cadastral ID 02-21-14-01900 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 337754 WEIR, CALEB C & HOLLY K 12240 N 177TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12240 N 177TH E AVE Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 2 / 21 / 14 / 1 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33138951 -95.77857925																																																																																																																									
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	9.5119	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	414,338.00 x .36 = 147,145	
Factor Value		
Adjustments	1.7844	
Lot Value	262,559	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,490 / 3,188
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,490
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

Cost Approach		Manual : 01/2025	
Base Cost	90.50	Total Misc Impr	+ 26,504
Roofing Adj	+ 3.01	Garage Cost	+ 27,065
Subfloor Adj	+ -2.33	Total RCN	= 421,400
Heat/Cool Adj	+ 16.31	Depreciation (39%)	- 164,346
Plumbing Adj	+ 7.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 257,054
Adj Base Cost	= 115.38	Lot Value	+ 262,559
Total Area	x 3,188	Indicated Value	= 519,613
Adjusted Cost	= 367,831	Value Per SqFt	162.99



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	461,109	144.64	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	257,054		
Lot Value	262,559		
Indicated Value	519,613	162.99	Per SqFt
Agland Value			
Site Improvements	65,194		
Total Value	584,807	183.44	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	3796	22x8		176	32.40		5,702
PRCH	SLAB PORCH - COVERED	3797	430		430	31.53		13,558



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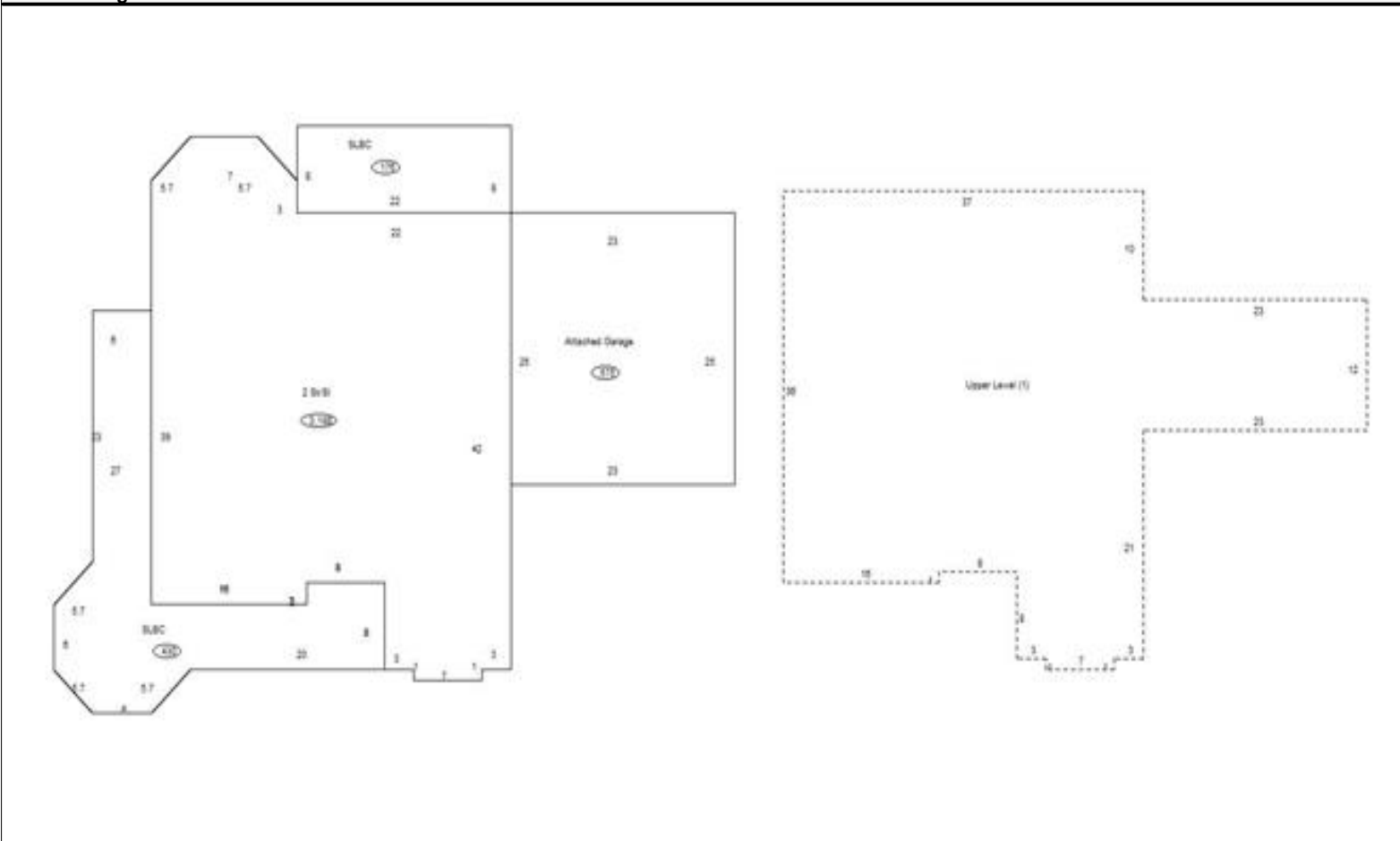
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Sketch Image

660001389



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	1,490	2.140	3,188
2	G	1		10	Attached Garage	575	1.000	575
3	M	PRCH		10	SLBC	176	1.000	176
4	M	PRCH		10	SLBC	430	1.000	430
5	U	^UL		10	Upper Level (1)	1,698	1.000	1,698
Total Building Area						1,490		3,188



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building	30x40x0		Formed Metal	1,200	
Qual	4	Cond 4	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
Base Cost (36.85 x 1,200)		44,220	44,220	1,327	42,893	
SV	SWIM VINYL	0x0x0			1	
Qual	3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (25,000.00 x 1)		25,000	25,000	3,750	21,250	
LT	LEAN-TO	9x40x0			360	
Qual		Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (2.92 x 360)		1,051	1,051		1,051	