



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660001394 <b>Parcel ID</b> 000000-00-0-00366-001-0002 <b>Cadastral ID</b> 02-21-14-02320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 302113 BLACK, VALYNDA ANN  17525 E 120TH ST N COLLINSVILLE OK 74021-0000					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-10\IMG_0001 5/13/2022</p>																																																	
<b>Parcel Location</b> <b>Situs</b> 17525 E 120TH ST N <b>Subdivision</b> HENRI-EDDA <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 21 / 14 / 5 <b>Neighborhood</b> 1082 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.32873576 -95.77800968					<b>Building Permits</b>																																																	
LOT 2 BLOCK 1 HENRI-EDDA					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					2081/938	BLACK, JOHN P SR	01/21/2010	0	4																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 116,823</td> <td>41,536</td> <td>11%</td> <td>4,569</td> <td>Assessed</td> <td>17,395</td> <td>1,888.02</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 116,598</td> <td>116,598</td> <td> </td> <td>12,826</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 233,421</td> <td>158,134</td> <td> </td> <td>17,395</td> <td>Total Taxable</td> <td>17,395</td> <td>1,888.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 116,823	41,536	11%	4,569	Assessed	17,395	1,888.02	Year Frozen	0	Improvements 116,598	116,598		12,826	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 233,421	158,134		17,395	Total Taxable	17,395	1,888.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660001394	BLACK, VALYNDA ANN	7	229,481	0	16,566	1,798.00																																															
2024	2024-660001394	BLACK, VALYNDA ANN	7	247,245	0	15,778	1,741.00																																															
2023	2023-660001394	BLACK, VALYNDA ANN	7	137,388	0	15,027	1,623.00																																															
2022	2022-660001394	BLACK, VALYNDA ANN	7	139,078	0	14,311	1,606.00																																															
2021	2021-660001394	BLACK, VALYNDA ANN	7	129,806	0	13,630	1,514.00																																															
2020	2020-660001394	BLACK, VALYNDA ANN	7	130,552	0	12,981	1,439.00																																															
2019	2019-660001394	BLACK, VALYNDA ANN	7	127,170	0	12,363	1,372.00																																															
2018	2018-660001394	BLACK, VALYNDA ANN	7	133,269	0	11,774	1,264.00																																															
2017	2017-660001394	BLACK, VALYNDA ANN	7	132,235	0	11,213	1,215.00																																															
2016	2016-660001394	BLACK, VALYNDA ANN	7	129,152	0	10,679	1,157.00																																															
2015	2015-660001394	BLACK, VALYNDA ANN	7	126,226	0	10,171	1,110.00																																															
2014	2014-660001394	BLACK, VALYNDA ANN	7	128,328	0	9,686	1,065.00																																															
2013	2013-660001394	BLACK, VALYNDA ANN	7	122,558	0	9,226	996.00																																															



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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3189	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	101,010.00 x 1.16 = 116,823	
Factor Value		
Adjustments	1.0000	
Lot Value	116,823	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,304 / 1,304
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,304
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	160,190	122.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	221,960		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,026		
Lot Value	116,823		
Indicated Value	231,849	177.80	Per SqFt
Agland Value			
Site Improvements	1,572		
Total Value	233,421	179.00	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.05	Total Misc Impr	+	42,268			
Roofing Adj	+ 4.56	Garage Cost	+	17,418			
Subfloor Adj	+ -1.16	Total RCN	=	225,542			
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	-	110,516			
Plumbing Adj	+ 4.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	115,026			
Adj Base Cost	= 127.19	Lot Value	+	116,823			
Total Area	x 1,304	Indicated Value	=	231,849			
Adjusted Cost	= 165,856	Value Per SqFt		177.80			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
EPSW	ENCLOSED PORCH - SOLID WALL	3816		526	526	59.88		31,497
EPSW	ENCLOSED PORCH - SOLID WALL	3817		18x5	90	63.06		5,675





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			600
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (10.48 x 600)	6,288	6,288	4,716	1,572