



# 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> 660001399 <b>Parcel ID</b> 000000-00-0-00366-002-0001 <b>Cadastral ID</b> 02-21-14-02370 <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> 343715 LOWE, HELEN & BRENT  17630 E 120TH ST N COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 17630 E 120TH ST N <b>Subdivision</b> HENRI-EDDA <b>Lot/Block</b> 0001 / 0002 <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					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-10\IMG_003: 5/13/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.32774384 -95.77691582																																																						
LOT 1 BLOCK 2 HENRI-EDDA					<b>Building Permits</b> <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>																																													
					/	JONES, WILLIAM F II	02/22/2024	338,000	YES																																													
					/	HARPER, JAY ALAN	08/29/2018	180,000	YES																																													
					2460/265	HARPER, JAY &	02/26/2015	0	4																																													
					1093/674	MELONE, WANDA C TRUSTEE	12/22/1997	88,000	Yes																																													
<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>2025</td> <td>Land Value 138,798</td> <td>138,798</td> <td>11%</td> <td>15,268</td> <td>Assessed</td> <td>37,670</td> <td>4,088.63</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 203,653</td> <td>203,653</td> <td> </td> <td>22,402</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 342,451</td> <td>342,451</td> <td> </td> <td>37,670</td> <td>Total Taxable</td> <td>37,670</td> <td>4,089.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2025	Land Value 138,798	138,798	11%	15,268	Assessed	37,670	4,088.63	Year Frozen	0	Improvements 203,653	203,653		22,402	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 342,451	342,451		37,670	Total Taxable	37,670	4,089.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660001399	LOWE, HELEN & BRENT	7	338,000	0	37,181	4,035.00																																															
2024	2024-660001399	LOWE, HELEN & BRENT	7	314,175	0	24,440	2,697.00																																															
2023	2023-660001399	JONES, WILLIAM F II	7	229,804	0	23,276	2,513.00																																															
2022	2022-660001399	JONES, WILLIAM F II	7	204,277	0	22,168	2,489.00																																															
2021	2021-660001399	JONES, WILLIAM F II	7	191,932	0	21,113	2,343.00																																															
2020	2020-660001399	JONES, WILLIAM F II	7	188,844	0	20,773	2,304.00																																															
2019	2019-660001399	JONES, WILLIAM F II	7	182,922	0	20,121	2,232.00																																															
2018	2018-660001399	JONES, WILLIAM F II	7	148,724	0	16,360	1,757.00																																															
2017	2017-660001399	HARPER, JAY ALAN	7	147,335	0	16,207	1,755.00																																															
2016	2016-660001399	HARPER, JAY ALAN	7	143,983	0	15,838	1,717.00																																															
2015	2015-660001399	HARPER, JAY ALAN	7	142,771	0	15,104	1,648.00																																															
2014	2014-660001399	HARPER, JAY &	7	144,944	0	14,384	1,582.00																																															
2013	2013-660001399	HARPER, JAY &	7	140,451	0	13,699	1,479.00																																															



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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.2279 <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> 97,049.00 x 1.20 = 116,427 <b>Factor Value</b> <b>Adjustments</b> 1.1921 <b>Lot Value</b> 138,798		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,668 / 1,668
<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>	7 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1971 / 27



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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>	203,852	122.21	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	263,290 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	110.40	<b>Total Misc Impr</b>	+	15,726	
<b>Roofing Adj</b>	+ 4.43	<b>Garage Cost</b>	+	12,487	
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	=	250,024	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 36%)</b>	-	90,009	
<b>Plumbing Adj</b>	+ 5.53	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	160,015	
<b>Adj Base Cost</b>	= 132.98	<b>Lot Value</b>	+	138,798	
<b>Total Area</b>	x 1,668	<b>Indicated Value</b>	=	298,813	
<b>Adjusted Cost</b>	= 221,811	<b>Value Per SqFt</b>		179.14	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	160,015		
<b>Lot Value</b>	138,798		
<b>Indicated Value</b>	298,813	179.14	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	43,638		
<b>Total Value</b>	342,451	205.31	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	3836	28x15		420	23.01		9,664
PRCH	SLAB PORCH - COVERED	3837	10x4		40	24.14		966
SHLT	STORM SHELTER			1	2024	0.00		



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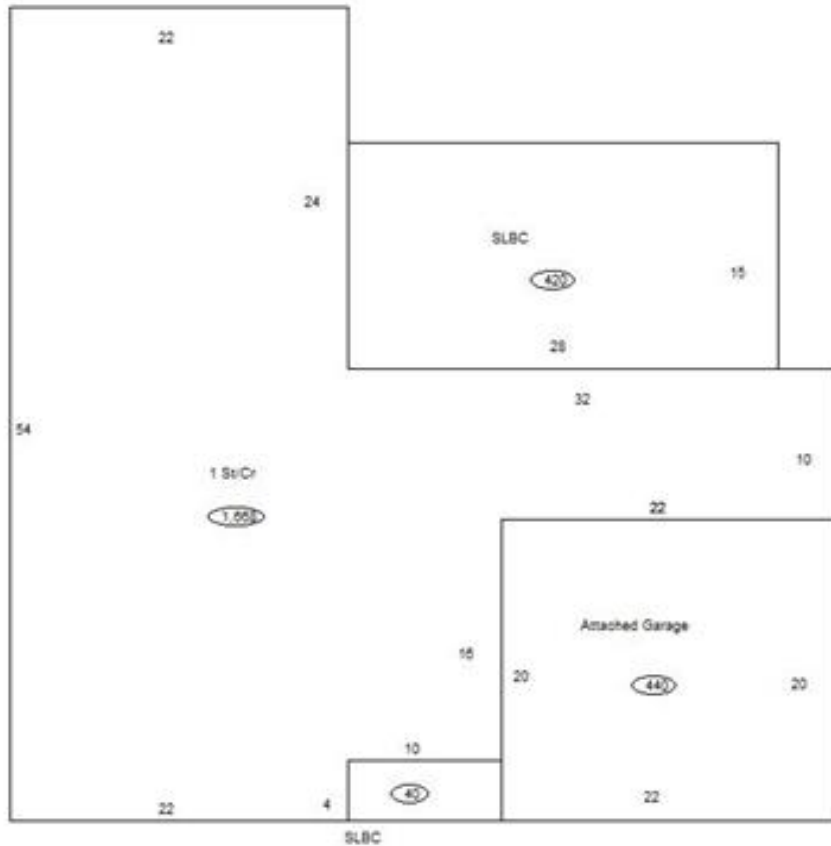
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Sketch Image

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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	1,668	1.000	1,668
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	420	1.000	420
4	M	PRCH		10	SLBC	40	1.000	40
<b>Total Building Area</b>						1,668		1,668



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,160
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.02 x 2,160)	19,483		19,483	5,845	13,638
	STF	STG FAIR	0x0x0			720
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 720)	3,370		3,370	3,370	
	SG	SWIM-GUNITE	0x0x0			1
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)	30,000		30,000		30,000