




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:27:28  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001411 <b>Parcel ID</b> 000000-00-0-00366-003-0001 <b>Cadastral ID</b> 02-21-14-02490 <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> 278470 CANNON, JAMES T & SHEILA D  11820 N 177TH E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 11820 N 177TH E AVE <b>Subdivision</b> HENRI-EDDA <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 2 - 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_008; 5/13/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32593932 -95.77747869 LOTS 1 & 2 BLOCK 3 HENRI-EDDA																																																																																																																									
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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	2	
Non-Ag Acres	4.5089	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	196,408.00 x .64 = 126,363	
Factor Value		
Adjustments	1.0000	
Lot Value	126,363	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	3,386 / 3,386
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,386
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	616 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	
Adusted R	0.8445		
Indicated Value	386,374	114.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	450,930 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	241,355		
Lot Value	126,363		
Indicated Value	367,718	108.60	Per SqFt
Agland Value			
Site Improvements	63,495		
Total Value	431,213	127.35	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.01	Total Misc Impr	+	34,819			
Roofing Adj	+ 4.32	Garage Cost	+	18,751			
Subfloor Adj	+ -2.07	Total RCN	=	455,387			
Heat/Cool Adj	+ 12.64	Depreciation ( 47%)	-	214,032			
Plumbing Adj	+ 5.77	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	241,355			
Adj Base Cost	= 118.67	Lot Value	+	126,363			
Total Area	x 3,386	Indicated Value	=	367,718			
Adjusted Cost	= 401,817	Value Per SqFt		108.60			

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
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PRCH	SLAB PORCH - COVERED	3876	546		546	25.29		13,808
PRCH	SLAB PORCH - COVERED	3877	380		380	25.74		9,781



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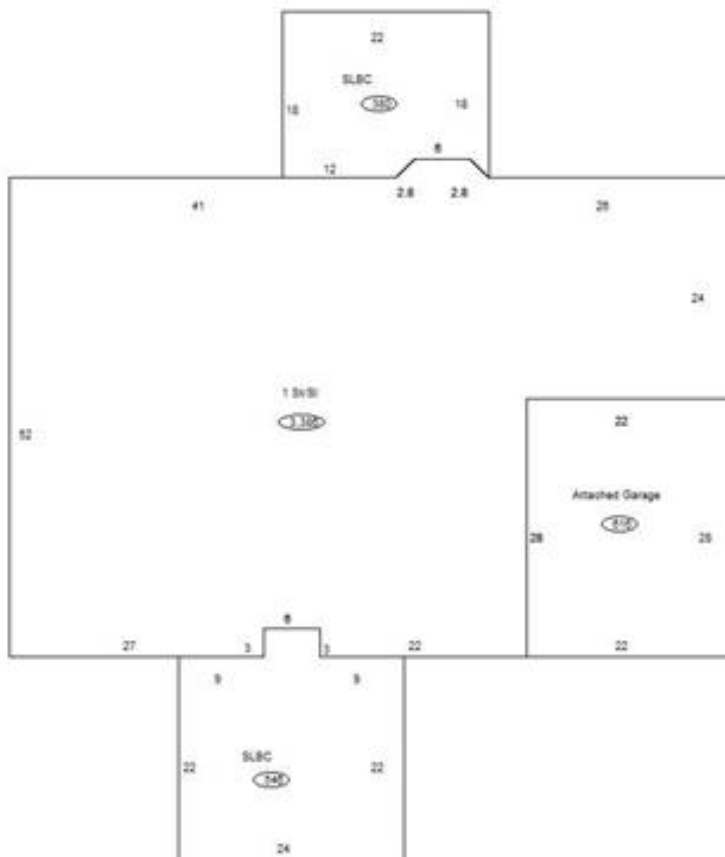
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,386	1.000	3,386
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	546	1.000	546
4	M	PRCH		13	SLBC	380	1.000	380
<b>Total Building Area</b>						<b>3,386</b>		<b>3,386</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x65x0			1,950
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.08 x 1,950)		52,806	52,806	10,561	42,245
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000	25,000	3,750	21,250