



# 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	660001416				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-10\IMG_011: 5/13/2022</p>									
Parcel ID	000000-00-0-00366-003-0006													
Cadastral ID	02-21-14-02540													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	267633													
LARSEN, DARRYL G & SENDY M														
17116 E 119TH ST N COLLINSVILLE OK 74021-5139														
Parcel Location														
Situs	17116 E 119TH ST N													
Subdivision	HENRI-EDDA													
Lot/Block	0006 / 0003	Parcel Size 1 - Lots												
Sec/Twn/Rng	2 / 21 / 14 / 5													
Neighborhood	1082 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.32597366 -95.78244769														
Building Permits														
<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>R2016 08 22</td> <td>R17-NEW 30X40 1200 SQ FT POLE BAI</td> <td>08/2016</td> <td>11/2016</td> <td>20,052</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 08 22	R17-NEW 30X40 1200 SQ FT POLE BAI	08/2016	11/2016	20,052
Number	Description	Opened	Closed	Amount										
R2016 08 22	R17-NEW 30X40 1200 SQ FT POLE BAI	08/2016	11/2016	20,052										
LOT 6 BLOCK 3 HENRI-EDDA														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1863/162	SWINGLE, LORI ANN	03/29/2007	34,000	YES					
					1762/461	POL, ROSARIO	03/21/2006	57,500	11					
					823/398			20,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	2008	Land Value	116,187	40,294	11%	4,432	Assessed	28,320	3,073.80					
Year Frozen	0	Improvements	262,759	217,166		23,888	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	378,946	257,460		28,320	Total Taxable	27,320	2,976.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660001416	LARSEN, DARRYL G & SENDY M			7	361,098	1000	26,495	2,886.00					
2024	2024-660001416	LARSEN, DARRYL G & SENDY M			7	363,535	1000	25,695	2,850.00					
2023	2023-660001416	LARSEN, DARRYL G & SENDY M			7	251,029	1000	24,918	2,705.00					
2022	2022-660001416	LARSEN, DARRYL G & SENDY M			7	255,228	1000	24,163	2,726.00					
2021	2021-660001416	LARSEN, DARRYL G & SENDY M			7	222,090	1000	23,430	2,616.00					
2020	2020-660001416	LARSEN, DARRYL G & SENDY M			7	218,554	1000	22,743	2,536.00					
2019	2019-660001416	LARSEN, DARRYL G & SENDY M			7	209,559	1000	22,051	2,461.00					
2018	2018-660001416	LARSEN, DARRYL G & SENDY M			7	215,592	1000	22,715	2,453.00					
2017	2017-660001416	LARSEN, DARRYL G & SENDY M			7	213,313	1000	22,464	2,448.00					
2016	2016-660001416	LARSEN, DARRYL G & SENDY M			7	190,606	1000	19,949	2,177.00					
2015	2015-660001416	LARSEN, DARRYL G & SENDY M			7	184,898	1000	19,339	2,124.00					
2014	2014-660001416	LARSEN, DARRYL G & SENDY M			7	186,320	1000	18,900	2,093.00					
2013	2013-660001416	LARSEN, DARRYL G & SENDY M			7	175,637	1000	18,320	1,992.00					



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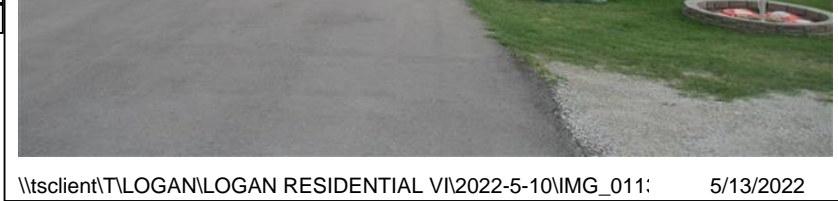
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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.1729	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	94,651.00 x 1.23 = 116,187	
Factor Value		
Adjustments	1.0000	
Lot Value	116,187	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,778 / 1,778
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,778
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14



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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	263,920	148.44	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	242,210 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	228,956		
Lot Value	116,187		
Indicated Value	345,143	194.12	Per SqFt
Agland Value			
Site Improvements	33,803		
Total Value	378,946	213.13	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.17	Total Misc Impr	+	12,872			
Roofing Adj	+ 4.82	Garage Cost	+	15,015			
Subfloor Adj	+ -2.31	Total RCN	=	266,228			
Heat/Cool Adj	+ 12.64	Depreciation ( 14%)	-	37,272			
Plumbing Adj	+ 8.73	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	228,956			
Adj Base Cost	= 134.05	Lot Value	+	116,187			
Total Area	x 1,778	Indicated Value	=	345,143			
Adjusted Cost	= 238,341	Value Per SqFt		194.12			

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	3895	18x13		234	26.20		6,131
PRCH	SLAB PORCH - COVERED	3897	7x6		42	26.80		1,126



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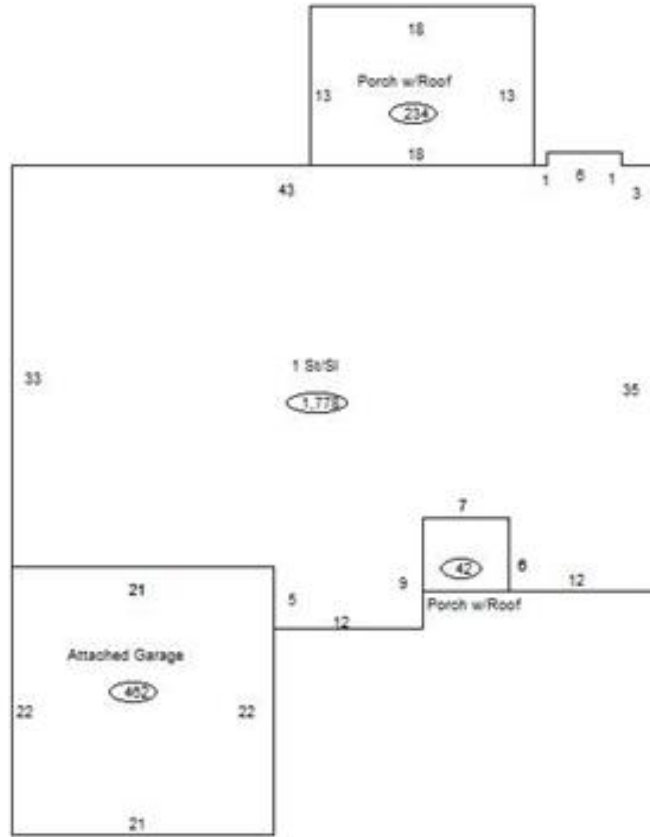
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Sketch Image

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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/Sl	1,778	1.000	1,778
2	M	PRCH		13	SLBC	234	1.000	234
3	G	1		13	Attached Garage	462	1.000	462
4	M	PRCH		13	SLBC	42	1.000	42
<b>Total Building Area</b>						<b>1,778</b>		<b>1,778</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual	3	Cond 3	Year	2016	Eff Age 8
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	
Base Cost (33.14 x 1,200)		39,768		39,768	5,965	33,803
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year		Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
Base Cost (4.68 x )						