



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:44:08  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001417 <b>Parcel ID</b> 000000-00-0-00366-003-0007 <b>Cadastral ID</b> 02-21-14-02550 <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> 296016 LARSEN, KATHY A  11851 N 171ST E AVE COLLINSVILLE OK 74021-5139  <b>Parcel Location</b> <b>Situs</b> 11851 N 171ST E AVE <b>Subdivision</b> HENRI-EDDA <b>Lot/Block</b> 0007 / 0003 <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> Lot/Long: 36.32513021 -95.78244307																																																																																																																									
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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.1716	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	94,595.00 x 1.23 = 116,182	
Factor Value		
Adjustments	1.0000	
Lot Value	116,182	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	2,084 / 2,084
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,084
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-10\IMG\_011' 5/13/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	255,300	122.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	244,010		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,228		
Lot Value	116,182		
Indicated Value	365,410	175.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	365,410	175.34	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.65	Total Misc Impr	+	14,072			
Roofing Adj	+ 4.65	Garage Cost	+	14,498			
Subfloor Adj	+ -2.19	Total RCN	=	283,214			
Heat/Cool Adj	+ 12.64	Depreciation ( 12%)	-	33,986			
Plumbing Adj	+ 7.44	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	249,228			
Adj Base Cost	= 122.19	Lot Value	+	116,182			
Total Area	x 2,084	Indicated Value	=	365,410			
Adjusted Cost	= 254,644	Value Per SqFt		175.34			

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
PATO	SLAB PORCH - OPEN	3899		286	286	9.10		2,603
PRCH	SLAB PORCH - COVERED	3901	29x7		203	26.29		5,337
PATO	SLAB PORCH - OPEN	121427	15x3		45	11.48		517



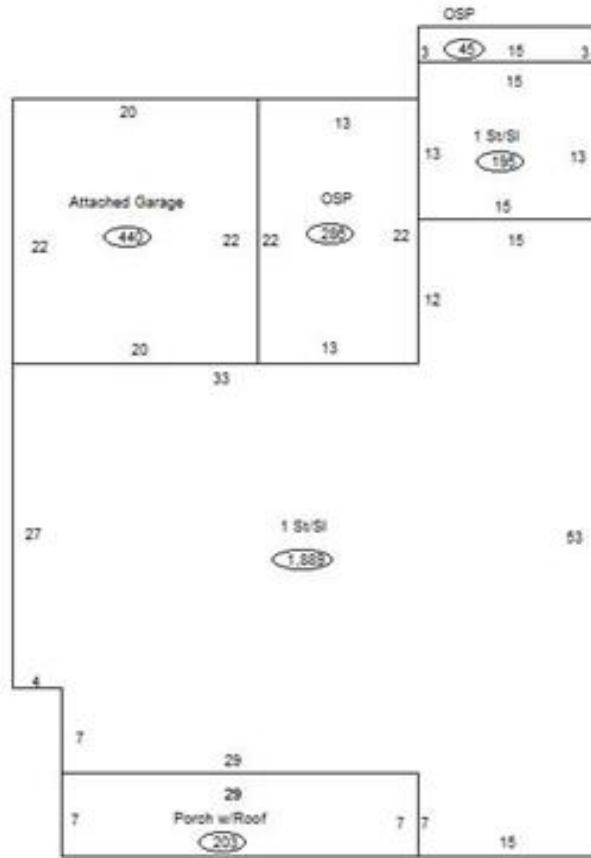
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Sketch Image

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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	1,889	1.000	1,889
2	M	PATO		13	Open Slab	286	1.000	286
3	G	1		13	Attached Garage	440	1.000	440
4	M	PRCH		13	SLBC	203	1.000	203
5	R	1	Slab	13	1 St/Sl	195	1.000	195
6	M	PATO		13	Open Slab	45	1.000	45
<b>Total Building Area</b>						<b>2,084</b>		<b>2,084</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x )						