



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 660001459 Parcel ID 000000-00-0-00477-001-0008 Cadastral ID 02-21-14-02970 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 267998 DIXON, RONALD L & YVONNE D TRUSTEES 12207 N 172ND E AVE COLLINSVILLE OK 74021-0000																																																																																																																									
Parcel Location Situs 12207 N 172ND E AVE Subdivision LYNDA LEA Lot/Block 0008 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 2 / 21 / 14 / 5 Neighborhood 1082 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32960336 -95.78135674 LOTS 7 & 8 BLOCK 1 LYNDA LEA					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3704	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	103,253.00 x 1.13 = 117,047	
Factor Value		
Adjustments	1.0000	
Lot Value	117,047	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Vinyl
Base/Total Area	1,740 / 1,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,740
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

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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	205,338	118.01	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	261,500		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.31	Total Misc Impr	+	13,450			
Roofing Adj	+ 4.84	Garage Cost	+	17,686			
Subfloor Adj	+ -2.31	Total RCN	=	259,233			
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	119,247			
Plumbing Adj	+ 6.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	139,986			
Adj Base Cost	= 131.09	Lot Value	+	117,047			
Total Area	x 1,740	Indicated Value	=	257,033			
Adjusted Cost	= 228,097	Value Per SqFt		147.72			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,986		
Lot Value	117,047		
Indicated Value	257,033	147.72	Per SqFt
Agland Value			
Site Improvements	4,920		
Total Value	261,953	150.55	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	4044		60	60	26.74		1,604
PRCH	SLAB PORCH - COVERED	4045		238	238	26.18		6,231



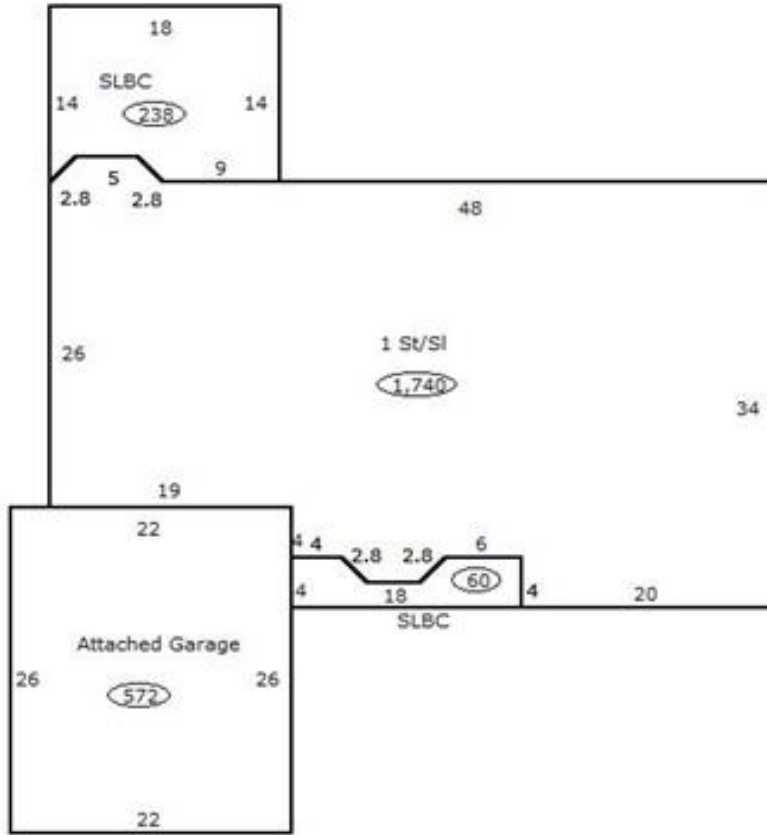
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Sketch Image

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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	1,740	1.000	1,740
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	238	1.000	238
Total Building Area						1,740		1,740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,728
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (9.49 x 1,728) 16,399		Modifier Total	RCN 16,399	Depr (70% Phys/ % Func) 11,479	RCNLD 4,920
	PCPT Carport - Portable		0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.61 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD