




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 660001464 Parcel ID 000000-00-0-00477-002-0004 Cadastral ID 02-21-14-03020 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 279546 BARNETT, DONALD A & SANDRA M 12405 N 170TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12405 N 170TH E AVE Subdivision LYNDA LEA Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 21 / 14 / 5 Neighborhood 1082 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-9\IMG_0046. 5/11/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.33422717 -95.78359793 LOT 4 BLOCK 2 LYNDA LEA																																																																																																																									
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Lot Data		Square-Foot - NBHD 1082 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.1584							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	94,020.00 x 1.24 = 116,124							
Factor Value								
Adjustments	1.0000							
Lot Value	116,124							
Residential Data				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-9\IMG_0046. 5/11/2022				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	2.5 - Fair			Gross Rent 0.00				
Architecture				Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood			MRA Code 1 Test				
Base/Total Area	1,784 / 1,784			Adusted R 0.8445				
Style	100% One Story			Indicated Value 183,088 102.63 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,784			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 8				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 243,900 Per SqFt				
Basement Area				Value Reconciliation				
Garage Type	462 Attached Garage - Unfinished			Selected Approach Cost Approach				
Remodel				Improvements 141,309				
Year/Eff Age	1978 / 36			Lot Value 116,124				
Cost Approach		Manual : 01/2025		Indicated Value 257,433 144.30 Per SqFt				
Base Cost	107.41	Total Misc Impr	+ 12,074	Agland Value				
Roofing Adj	+ 4.37	Garage Cost	+ 12,931	Site Improvements 7,507				
Subfloor Adj	+ -1.15	Total RCN	= 256,925	Total Value 264,940 148.51 Total Value Per SqFt				
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 115,616					
Plumbing Adj	+ 7.90	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 141,309					
Adj Base Cost	= 130.00	Lot Value	+ 116,124					
Total Area	x 1,784	Indicated Value	= 257,433					
Adjusted Cost	= 231,920	Value Per SqFt	144.30					
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
SHLT	STORM SHELTER	0		1	2014	0.00		
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	4061	16x12		192	26.09		5,009
PRCH	SLAB PORCH - COVERED	4062	82		82	24.01		1,969



Rogers

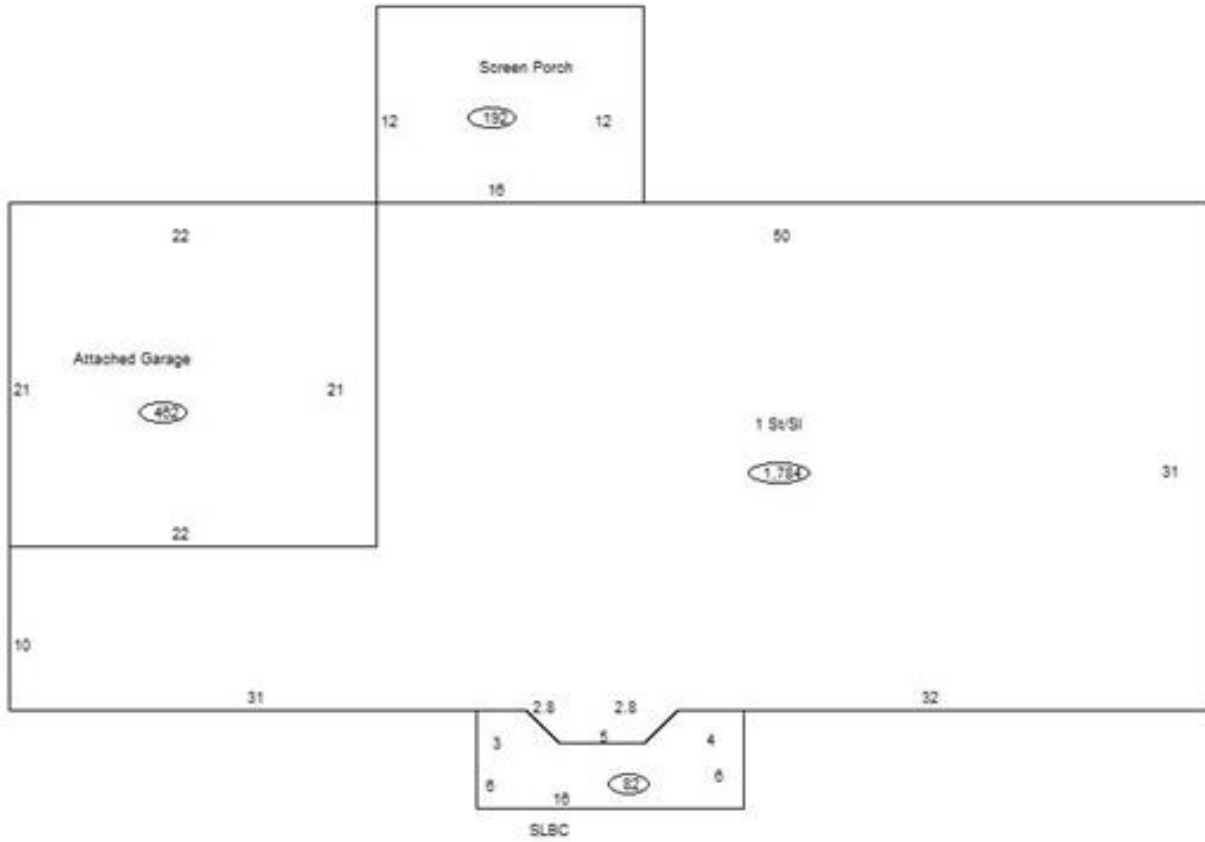
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,784	1.000	1,784
2	G	1		10	Attached Garage	462	1.000	462
3	M	EPKS		10	Screen Porch	192	1.000	192
4	M	PRCH		10	SLBC	82	1.000	82
Total Building Area						1,784		1,784



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			480
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 480)		15,014	15,014	7,507	7,507
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					