



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																							
<b>Account</b> 660001465 <b>Parcel ID</b> 000000-00-0-00477-003-0001 <b>Cadastral ID</b> 02-21-14-03030 <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> 317391 YOUNG, JUSTIN & JENNIFER  12364 N 172ND E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12364 N 172ND E AVE <b>Subdivision</b> LYNDA LEA <b>Lot/Block</b> 0001 / 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					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-9\IMG_0051. 5/12/2022</p>																																							
<b>Legal Description</b> Lat/Long: 36.33324205 -95.78254876																																												
LOT 1 BLOCK 3 LYNDA LEA					<b>Building Permits</b> <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																														
Number	Description	Opened	Closed	Amount																																								
<b>Exemptions</b>					<b>Sale History</b>																																							
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																			
H	Homestead	Yes	1,000	1,000	2522/835	NEWLAND, NATHAN & ALESHA	12/22/2015	115,000	YES																																			
H	Homestead	No	1,000		2370/139	FEDERAL HOME LOAN MTG CORP	11/20/2013	89,000	3																																			
					2353/584	LEE, DANG S	08/22/2013	0	10																																			
					1921/481	US BANK NATIONAL ASSOC	11/06/2007	130,000	3																																			
					1909/255	LARGE, RICKEY & LANITA	10/11/2007	0	10																																			
					1230/439	PACE, BENNIE F JR	05/31/2000	118,500	Yes																																			
<b>Parcel Valuation</b>																																												
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>																																			
Remove Cap	2016		Land Value 116,282	34,499	11%	3,795	Assessed	12,957	1,406.33																																			
Year Frozen	0		Improvements 96,231	83,296		9,162	Penalty	0																																				
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-97.00																																			
TIF Project ID	0		Total Value 212,513	117,795		12,957	Total Taxable	11,957	1,309.00																																			
<b>Assessment History</b>																																												
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																			
2025	2025-660001465	YOUNG, JUSTIN & JENNIFER			7	209,491	1000	11,580	1,267.00																																			
2024	2024-660001465	YOUNG, JUSTIN & JENNIFER			7	205,707	1000	11,214	1,251.00																																			
2023	2023-660001465	YOUNG, JUSTIN & JENNIFER			7	107,800	1000	10,858	1,187.00																																			
2022	2022-660001465	YOUNG, JUSTIN & JENNIFER			7	105,030	1000	10,553	1,199.00																																			
2021	2021-660001465	YOUNG, JUSTIN & JENNIFER			7	107,124	1000	10,784	1,211.00																																			
2020	2020-660001465	YOUNG, JUSTIN & JENNIFER			7	108,426	1000	10,927	1,226.00																																			
2019	2019-660001465	YOUNG, JUSTIN & JENNIFER			7	107,795	1000	10,857	1,219.00																																			
2018	2018-660001465	YOUNG, JUSTIN & JENNIFER			7	113,731	1000	11,510	1,250.00																																			
2017	2017-660001465	YOUNG, JUSTIN & JENNIFER			7	112,910	1000	11,420	1,251.00																																			
2016	2016-660001465	YOUNG, JUSTIN & JENNIFER			7	110,444	0	12,149	1,317.00																																			
2015	2015-660001465	NEWLAND, NATHAN & ALESHA			7	111,231	0	12,235	1,335.00																																			
2014	2014-660001465	NEWLAND, NATHAN & ALESHA			7	114,507	0	12,596	1,386.00																																			
2013	2013-660001465	FEDERAL HOME LOAN MTG CORP			7	119,806	1000	11,987	1,308.00																																			



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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.1947	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	95,600.00 x 1.22 = 116,282	
Factor Value		
Adjustments	1.0000	
Lot Value	116,282	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Frame, Siding, Wood 90% Veneer, Masonry
Base/Total Area	1,459 / 1,459
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,459
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 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	
Adusted R	0.8445		
Indicated Value	133,276	91.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	213,760		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	94.28	Total Misc Impr	+	9,253	
Roofing Adj	+ 3.93	Garage Cost	+	10,628	
Subfloor Adj	+ 0.00	Total RCN	=	187,564	
Heat/Cool Adj	+ 10.30	Depreciation ( 50%)	-	93,782	
Plumbing Adj	+ 6.42	Lump Sums	+	1,396	
Basement Adj	+ 0.00	RCNLD	=	95,178	
Adj Base Cost	= 114.93	Lot Value	+	116,282	
Total Area	x 1,459	Indicated Value	=	211,460	
Adjusted Cost	= 167,683	Value Per SqFt		144.93	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,178		
Lot Value	116,282		
Indicated Value	211,460	144.93	Per SqFt
Agland Value			
Site Improvements	1,053		
Total Value	212,513	145.66	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	4065	16x4		64	21.09		1,350
PRCH	SLAB PORCH - COVERED	4066	16x10		160	20.79		3,326
WODO	WOOD DECK - OPEN	4067	12x10		120	23.27	50%	1,396
SHLT	STORM SHELTER			1	2024	0.00		



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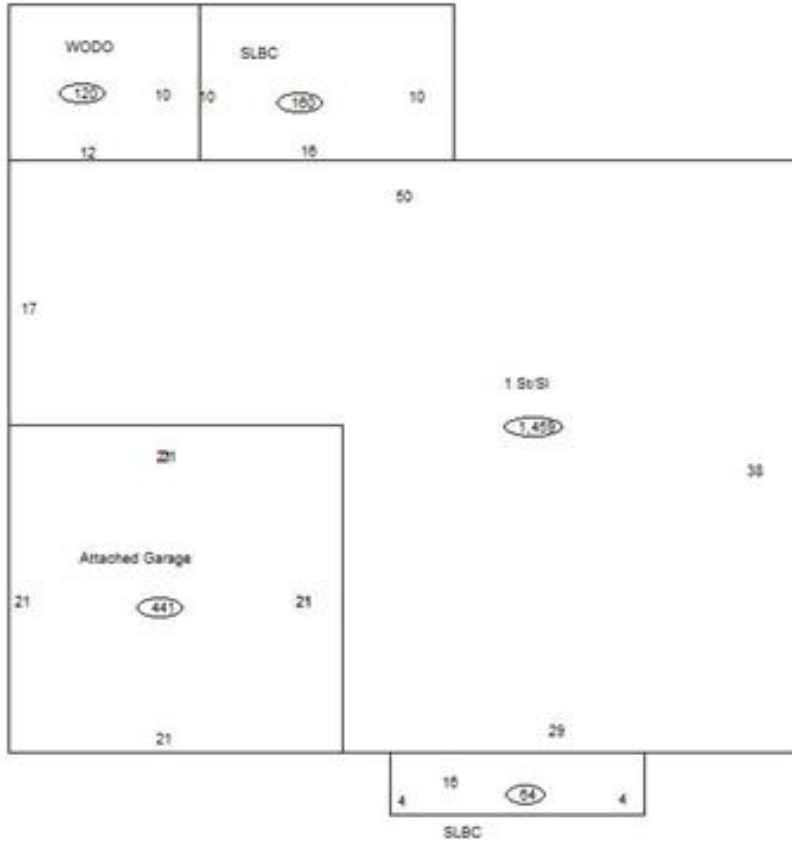
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,459	1.000	1,459
2	G	1		10	Attached Garage	441	1.000	441
3	M	PRCH		10	SLBC	64	1.000	64
4	M	PRCH		10	SLBC	160	1.000	160
5	M	WODO		10	WODO	120	1.000	120
<b>Total Building Area</b>						<b>1,459</b>		<b>1,459</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	20x30x0			600
	Qual	3	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.02 x 600)		4,212		4,212	3,159	1,053