



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:55:10
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001467 Parcel ID 000000-00-0-00477-003-0003 Cadastral ID 02-21-14-03050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 328070 FARRELL, MICHAEL 12238 N 172ND E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12238 N 172ND E AVE Subdivision LYNDA LEA Lot/Block 0003 / 0003 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_0063. 5/12/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.33144499 -95.78252439 LOT 3 BLOCK 3 LYNDA LEA																																																																																																																									
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Date 04/17/2026
 Time 01:55:10
 Page 2

Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.3142 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 100,806.00 x 1.16 = 116,803 Factor Value Adjustments 1.0000 Lot Value 116,803		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-9\IMG_0063. 5/12/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,568 / 1,568
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,568
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	195,591	124.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	276,850		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.87	Total Misc Impr	+	12,491			
Roofing Adj	+ 4.18	Garage Cost	+	17,418			
Subfloor Adj	+ -1.09	Total RCN	=	230,346			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	110,566			
Plumbing Adj	+ 14.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	119,780			
Adj Base Cost	= 127.83	Lot Value	+	116,803			
Total Area	x 1,568	Indicated Value	=	236,583			
Adjusted Cost	= 200,437	Value Per SqFt		150.88			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,780		
Lot Value	116,803		
Indicated Value	236,583	150.88	Per SqFt
Agland Value			
Site Improvements	19,025		
Total Value	255,608	163.02	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	4075	24x5		120	23.88	2,866
PRCH	SLAB PORCH - COVERED	4076	16x12		192	23.59	4,529



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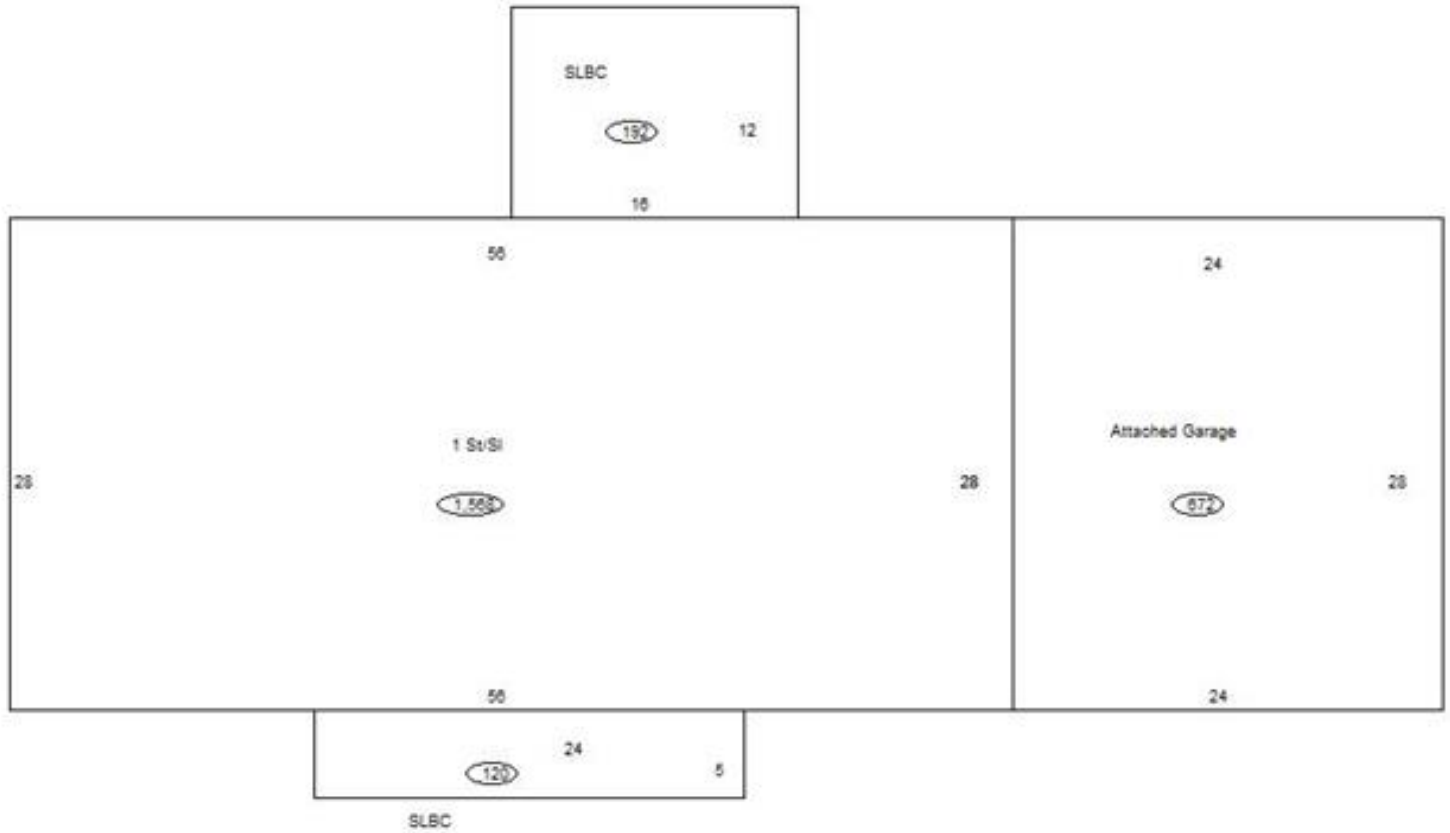
Date 04/17/2026

Time 01:55:10

Page 3

Sketch Image

660001467



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,568	1.000	1,568
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	120	1.000	120
4	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,568		1,568



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 Page 4

660001467

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			600
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (31.28 x 600) 18,768		Modifier Total	RCN 18,768	Depr (20% Phys/ % Func) 3,754	RCNLD 15,014
	BARN	BARN	0x0x0			2,236
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (8.97 x 2,236) 20,057		Modifier Total	RCN 20,057	Depr (80% Phys/ % Func) 16,046	RCNLD 4,011