



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:54:04
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Assessment Data					Primary Image																																																																																																															
Account 660001469 Parcel ID 000000-00-0-00477-003-0005 Cadastral ID 02-21-14-03070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 257115 LOWMAN, SHAWN L & CASSIDY 12223 N 170TH E AVE COLLINSVILLE OK 74021-5100 Parcel Location Situs 12223 N 170TH E AVE Subdivision LYNDA LEA Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 21 / 14 / 5 Neighborhood 1082 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																				
Legal Description Lot/Long: 36.33056234 -95.78357029 LOT 5 BLOCK 3 LYNDA LEA																																																																																																																				
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>10001</td> <td>R7 FOR 2000 SQ FT DET/GAR (METAL)</td> <td>03/2006</td> <td>12/2006</td> <td>25,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	10001	R7 FOR 2000 SQ FT DET/GAR (METAL)	03/2006	12/2006	25,000																																																																																							
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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2411	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	97,622.00 x 1.19 = 116,484	
Factor Value		
Adjustments		
Lot Value	116,484	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,273 / 1,273
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,273
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-9\IMG_0073. 5/12/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	152,149	119.52	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.27	Total Misc Impr	+	14,567			
Roofing Adj	+ 4.68	Garage Cost	+	11,256			
Subfloor Adj	+ -1.21	Total RCN	=	194,203			
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	66,029			
Plumbing Adj	+ 11.06	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	128,174			
Adj Base Cost	= 132.27	Lot Value	+	116,484			
Total Area	x 1,273	Indicated Value	=	244,658			
Adjusted Cost	= 168,380	Value Per SqFt		192.19			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,174		
Lot Value	116,484		
Indicated Value	244,658	192.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	244,658	192.19	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	4083		186	186	23.62		4,393
PRCH	SLAB PORCH - COVERED	4084	18x12		216	23.51		5,078



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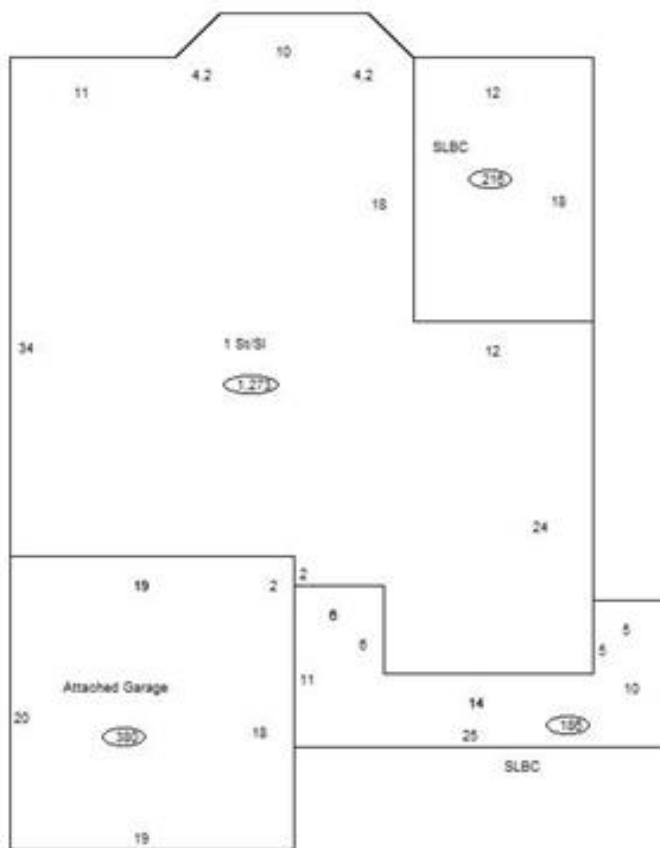
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Sketch Image

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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	1,273	1.000	1,273
2	G	1		10	Attached Garage	380	1.000	380
3	M	PRCH		10	SLBC	186	1.000	186
4	M	PRCH		10	SLBC	216	1.000	216
Total Building Area						1,273		1,273



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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)						



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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,000 / 1,000
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	1,000
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2006 / 15

SHOP	5/12/2022
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	57.44	Total Misc Impr	+ 8,670	Garage Cost	+		
Roofing Adj	+ 4.55	Total RCN	= 75,270	Depreciation (20%)	-	15,054	
Subfloor Adj	+ 0.00	Lump Sums	+ 0	RCNLD	=	60,216	
Heat/Cool Adj	+ 0.00	Lot Value	+ 60,216	Indicated Value	=	60,216	
Plumbing Adj	+ 4.61	Value Per SqFt	60.22				
Basement Adj	+ 0.00						
Adj Base Cost	= 66.60						
Total Area	x 1,000						
Adjusted Cost	= 66,600						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,216		
Lot Value			
Indicated Value	60,216	60.22	Per SqFt
Agland Value			
Site Improvements	31,280		
Total Value	91,496	91.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4086	50x10		500	17.34		8,670



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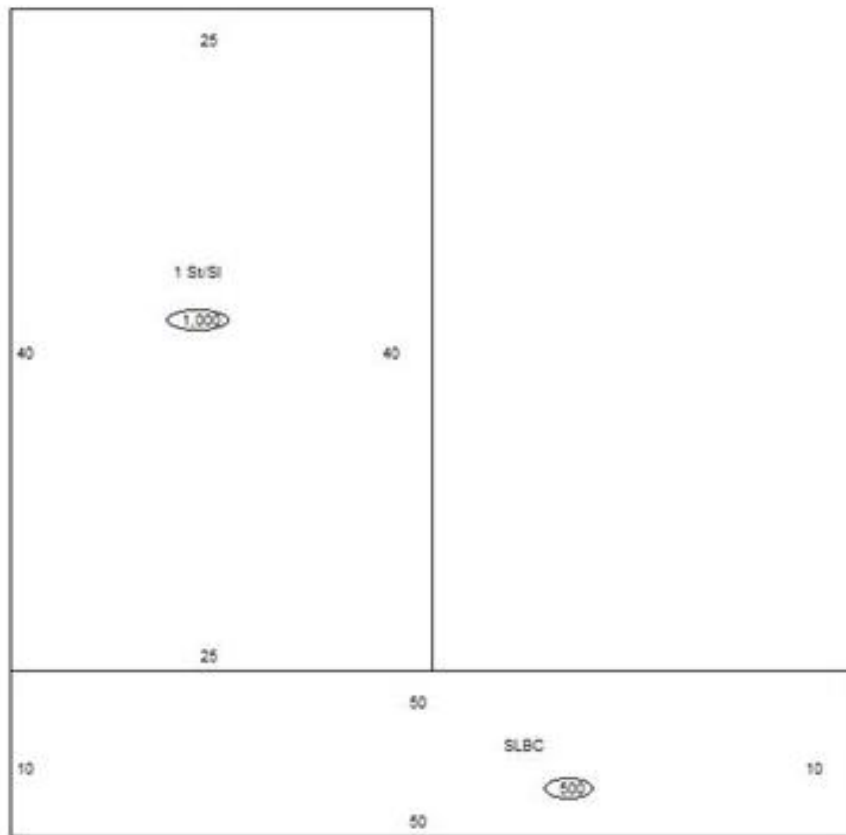
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Sketch Image

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1	R	1	Slab	10	1 St/SI	1,000	1.000	1,000
2	M	PRCH		10	SLBC	500	1.000	500
Total Building Area						1,000		1,000



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,000
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (31.28 x 1,000)		31,280	31,280			31,280