



# 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> 660001470 <b>Parcel ID</b> 000000-00-0-00477-003-0006 <b>Cadastral ID</b> 02-21-14-03080 <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> 334541 VANG, MENG & MAI L YANG  12241 N 170TH E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12241 N 170TH E AVE <b>Subdivision</b> LYNDA LEA <b>Lot/Block</b> 0006 / 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_0077. 5/12/2022</p>														
<b>Legal Description</b> Lat/Long: 36.33145155 -95.78357844																			
LOT 6 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>5129</td> <td></td> <td>01/2000</td> <td>01/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5129		01/2000	01/2001	
Number	Description	Opened	Closed	Amount															
5129		01/2000	01/2001																
<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>										
					/	KOUZ, GHADA	04/30/2021	251,000	YES										
					2712/296	ABDI, BASSIL &	01/28/2017	0	4										
					2246/542	US BANK NA	05/10/2012	100,500	3										
					2203/546	CHANGEUX, MARIE	10/20/2011	0	10										
					1724/371	THURMAN, SHERRY JUNE &	10/27/2005	160,000	YES										
					1498/464	THURMAN, JERALD MAX &	07/11/2003	0	4										
<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>										
<b>Remove Cap</b>	2022	<b>Land Value</b>	116,892	111,374	11%	12,251	<b>Assessed</b>	31,961	3,468.98										
<b>Year Frozen</b>	0	<b>Improvements</b>	179,189	179,189		19,710	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	296,081	290,563		31,961	<b>Total Taxable</b>	31,961	3,469.00										
<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	2025-660001470	VANG, MENG & MAI L YANG			7	287,791	0	30,439	3,304.00										
2024	2024-660001470	VANG, MENG & MAI L YANG			7	288,108	0	28,991	3,199.00										
2023	2023-660001470	VANG, MENG & MAI L YANG			7	251,000	0	27,610	2,981.00										
2022	2022-660001470	VANG, MENG & MAI L YANG			7	251,000	0	27,610	3,099.00										
2021	2021-660001470	VANG, MENG & MAI L YANG			7	185,998	0	20,460	2,271.00										
2020	2020-660001470	KOUZ, GHADA			7	185,073	0	20,334	2,254.00										
2019	2019-660001470	KOUZ, GHADA			7	176,054	0	19,366	2,149.00										
2018	2018-660001470	KOUZ, GHADA			7	181,146	0	18,700	2,008.00										
2017	2017-660001470	ABDI, BASSIL &			7	179,698	0	17,809	1,929.00										
2016	2016-660001470	ABDI, BASSIL &			7	175,182	0	16,961	1,839.00										
2015	2015-660001470	ABDI, BASSIL &			7	170,528	0	16,154	1,763.00										
2014	2014-660001470	ABDI, BASSIL &			7	139,858	0	15,384	1,693.00										
2013	2013-660001470	ABDI, BASSIL &			7	139,442	0	15,339	1,656.00										



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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3347	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	101,698.00 x 1.15 = 116,892	
Factor Value		
Adjustments	1.0000	
Lot Value	116,892	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,335 / 2,343
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,335
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



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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	250,184	106.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	271,650		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,749		
Lot Value	116,892		
Indicated Value	282,641	120.63	Per SqFt
Agland Value			
Site Improvements	13,440		
Total Value	296,081	126.37	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.77	Total Misc Impr	+	14,927			
Roofing Adj	+ 2.85	Garage Cost	+	14,522			
Subfloor Adj	+ -1.34	Total RCN	=	290,787			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	125,038			
Plumbing Adj	+ 6.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	165,749			
Adj Base Cost	= 111.54	Lot Value	+	116,892			
Total Area	x 2,343	Indicated Value	=	282,641			
Adjusted Cost	= 261,338	Value Per SqFt		120.63			

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	4089	19x6		114	26.57		3,029
PRCH	SLAB PORCH - COVERED	4090	20x12		240	26.18		6,283



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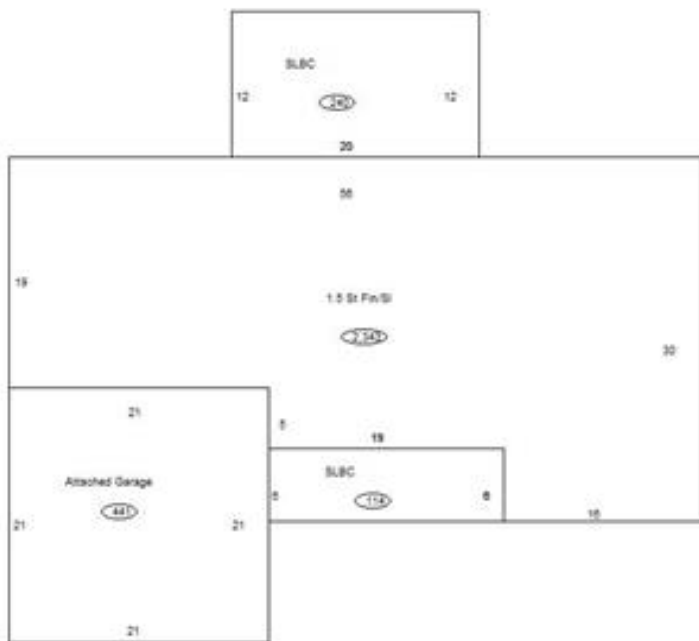
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### Sketch Image

660001470



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,335	1.755	2,343
2	G	1		10	Attached Garage	441	1.000	441
3	M	PRCH		10	SLBC	114	1.000	114
4	M	PRCH		10	SLBC	240	1.000	240
5	U	^UL		10	Upper Level (1)	1,008	1.000	1,008
<b>Total Building Area</b>						<b>1,335</b>		<b>2,343</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	35x24x0			840
	Qual 2	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (16.00 x 840)		13,440		13,440		13,440