



# 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> 660001471 <b>Parcel ID</b> 000000-00-0-00477-003-0007 <b>Cadastral ID</b> 02-21-14-03090 <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> 305743 BRAZEAL, DANNY &  BETTY JO 12285 N 170TH E AVE COLLINSVILLE OK 74021-0000																			
<b>Parcel Location</b> <b>Situs</b> 12285 N 170TH E AVE <b>Subdivision</b> LYNDA LEA <b>Lot/Block</b> 0007 / 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																			
<b>Legal Description</b> Lat/Long: 36.33235870 -95.78357531					<b>Building Permits</b>														
LOT 7 BLOCK 3 LYNDA LEA					<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>R2011 10 2</td> <td>R13-NEW 2925 SQ FT SFR 1200 SQ FT</td> <td>10/2011</td> <td>03/2012</td> <td>135,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2011 10 2	R13-NEW 2925 SQ FT SFR 1200 SQ FT	10/2011	03/2012	135,000
Number	Description	Opened	Closed	Amount															
R2011 10 2	R13-NEW 2925 SQ FT SFR 1200 SQ FT	10/2011	03/2012	135,000															
<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	2201/834	ARVEST BANK	09/29/2011	16,500	3										
					2140/346	MCCUNE, THOMAS R	11/12/2010	0	10										
					1761/954	DILLARD, DAVID L &	03/24/2006	30,000	YES										
					1625/363	THURMAN, SHERRY JUNE &	10/04/2004	19,500	YES										
					1498/453	THURMAN, JERALD MAX &	07/11/2003	7,000	4										
					918/727	ELGIN, VIOLET &	02/09/1993	2,500	No										
<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	0	<b>Land Value</b>	116,908	35,592	11%	3,915	<b>Assessed</b>	28,343	3,076.29										
Year Frozen	0	<b>Improvements</b>	282,026	222,072		24,428	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-97.00										
TIF Project ID	0	<b>Total Value</b>	398,934	257,664		28,343	<b>Total Taxable</b>	27,343	2,979.00										
<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	2025-660001471	BRAZEAL, DANNY &			7	384,062	1000	26,518	2,889.00										
2024	2024-660001471	BRAZEAL, DANNY &			7	390,250	1000	25,716	2,853.00										
2023	2023-660001471	BRAZEAL, DANNY &			7	267,101	1000	24,938	2,707.00										
2022	2022-660001471	BRAZEAL, DANNY &			7	267,447	1000	24,183	2,729.00										
2021	2021-660001471	BRAZEAL, DANNY &			7	222,266	1000	23,449	2,617.00										
2020	2020-660001471	BRAZEAL, DANNY &			7	220,690	1000	22,818	2,544.00										
2019	2019-660001471	BRAZEAL, DANNY &			7	210,225	1000	22,125	2,469.00										
2018	2018-660001471	BRAZEAL, DANNY &			7	214,226	1000	22,565	2,437.00										
2017	2017-660001471	BRAZEAL, DANNY &			7	212,445	1000	22,369	2,438.00										
2016	2016-660001471	BRAZEAL, DANNY &			7	207,385	1000	21,788	2,376.00										
2015	2015-660001471	BRAZEAL, DANNY &			7	201,139	1000	21,124	2,319.00										
2014	2014-660001471	BRAZEAL, DANNY &			7	201,055	1000	20,480	2,267.00										
2013	2013-660001471	BRAZEAL, DANNY &			7	189,586	1000	19,854	2,158.00										



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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.3385 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 101,863.00 x 1.15 = 116,908 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 116,908		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,911 / 1,911
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,911
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	484 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2012 / 11



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	286,209	149.77	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	186,120		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.55	<b>Total Misc Impr</b>	+	8,584			
<b>Roofing Adj</b>	+ 4.74	<b>Garage Cost</b>	+	15,527			
<b>Subfloor Adj</b>	+ -2.24	<b>Total RCN</b>	=	276,000			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 11%)</b>	-	30,360			
<b>Plumbing Adj</b>	+ 8.12	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	245,640			
<b>Adj Base Cost</b>	= 131.81	<b>Lot Value</b>	+	116,908			
<b>Total Area</b>	x 1,911	<b>Indicated Value</b>	=	362,548			
<b>Adjusted Cost</b>	= 251,889	<b>Value Per SqFt</b>		189.72			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	245,640		
<b>Lot Value</b>	116,908		
<b>Indicated Value</b>	362,548	189.72	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	36,386		
<b>Total Value</b>	398,934	208.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	114923	22x5		110	26.58		2,924
PATO	SLAB PORCH - OPEN	114924	22x7		154	10.98		1,691
PRCH	SLAB PORCH - COVERED	114925	30x5		150	26.46		3,969



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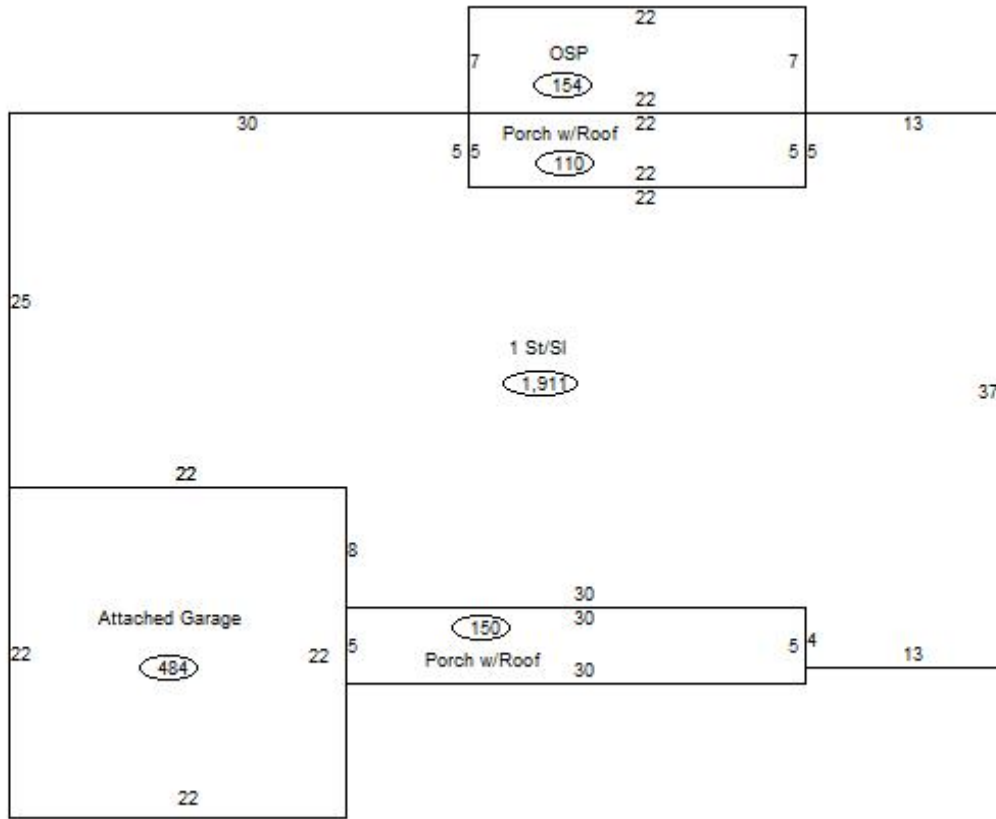
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,911	1.000	1,911
2	M	PRCH		13	SLBC	110	1.000	110
3	M	PATO		13	Open Slab	154	1.000	154
4	M	PRCH		13	SLBC	150	1.000	150
5	G	1		13	Attached Garage	484	1.000	484
<b>Total Building Area</b>						1,911		1,911



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x24x0			1,200
	Qual 2	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b> Base Cost (30.25 x 1,200) 36,300		<b>Modifier Total</b>	<b>RCN</b> 36,300	<b>Depr (22% Phys/ % Func)</b> 7,986	<b>RCNLD</b> 28,314
	BARN	BARN	14x52x0			728
	Qual 3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (12.32 x 728) 8,969		<b>Modifier Total</b>	<b>RCN</b> 8,969	<b>Depr (10% Phys/ % Func)</b> 897	<b>RCNLD</b> 8,072