




# 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> 660001472 <b>Parcel ID</b> 000000-00-0-00477-003-0008 <b>Cadastral ID</b> 02-21-14-03100 <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> 267138 BAYNE, NOLYN W & CHERYL L  12317 N 170TH E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12317 N 170TH E AVE <b>Subdivision</b> LYNDA LEA <b>Lot/Block</b> 0008 / 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_0085. 5/12/2022</p>														
<b>Legal Description</b> Lat/Long: 36.33324419 -95.78358079																			
LOT 8 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> </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	1067/695	ELGIN, VIOLET TRUST-CO-TRUSTEE	05/29/1997	90,000	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	1998		Land Value 116,280	31,598	11%	3,476	Assessed	17,530	1,902.67										
Year Frozen	0		Improvements 156,796	127,759		14,054	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 273,076	159,357		17,530	Total Taxable	16,530	1,805.00										
<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	2025-660001472	BAYNE, NOLYN W & CHERYL L			7	270,216	1000	16,020	1,749.00										
2024	2024-660001472	BAYNE, NOLYN W & CHERYL L			7	270,062	1000	15,522	1,727.00										
2023	2023-660001472	BAYNE, NOLYN W & CHERYL L			7	161,758	1000	15,042	1,639.00										
2022	2022-660001472	BAYNE, NOLYN W & CHERYL L			7	148,013	1000	14,575	1,650.00										
2021	2021-660001472	BAYNE, NOLYN W & CHERYL L			7	158,623	1000	14,121	1,582.00										
2020	2020-660001472	BAYNE, NOLYN W & CHERYL L			7	156,189	1000	13,681	1,532.00										
2019	2019-660001472	BAYNE, NOLYN W & CHERYL L			7	150,444	1000	13,253	1,485.00										
2018	2018-660001472	BAYNE, NOLYN W & CHERYL L			7	153,689	1000	12,838	1,393.00										
2017	2017-660001472	BAYNE, NOLYN W & CHERYL L			7	152,455	1000	12,435	1,362.00										
2016	2016-660001472	BAYNE, NOLYN W & CHERYL L			7	148,784	1000	12,044	1,320.00										
2015	2015-660001472	BAYNE, NOLYN W & CHERYL L			7	145,257	1000	11,664	1,287.00										
2014	2014-660001472	BAYNE, NOLYN W & CHERYL L			7	147,790	1000	11,295	1,257.00										
2013	2013-660001472	BAYNE, NOLYN W & CHERYL L			7	140,828	1000	10,937	1,195.00										



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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.1941	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	95,577.00 x 1.22 = 116,280	
Factor Value		
Adjustments	1.0000	
Lot Value	116,280	

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	2,142 / 2,142
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,142
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 31



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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	164,140	76.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	216,290		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,673		
Lot Value	116,280		
Indicated Value	271,953	126.96	Per SqFt
Agland Value			
Site Improvements	1,123		
Total Value	273,076	127.49	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.10	Total Misc Impr	+	13,281			
Roofing Adj	+ 4.93	Garage Cost	+				
Subfloor Adj	+ -1.09	Total RCN	=	263,852			
Heat/Cool Adj	+ 11.47	Depreciation ( 41%)	-	108,179			
Plumbing Adj	+ 6.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	155,673			
Adj Base Cost	= 116.98	Lot Value	+	116,280			
Total Area	x 2,142	Indicated Value	=	271,953			
Adjusted Cost	= 250,571	Value Per SqFt		126.96			

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	4092		154	154	23.74		3,656
PRCH	SLAB PORCH - COVERED	4093	16x12		192	23.59		4,529



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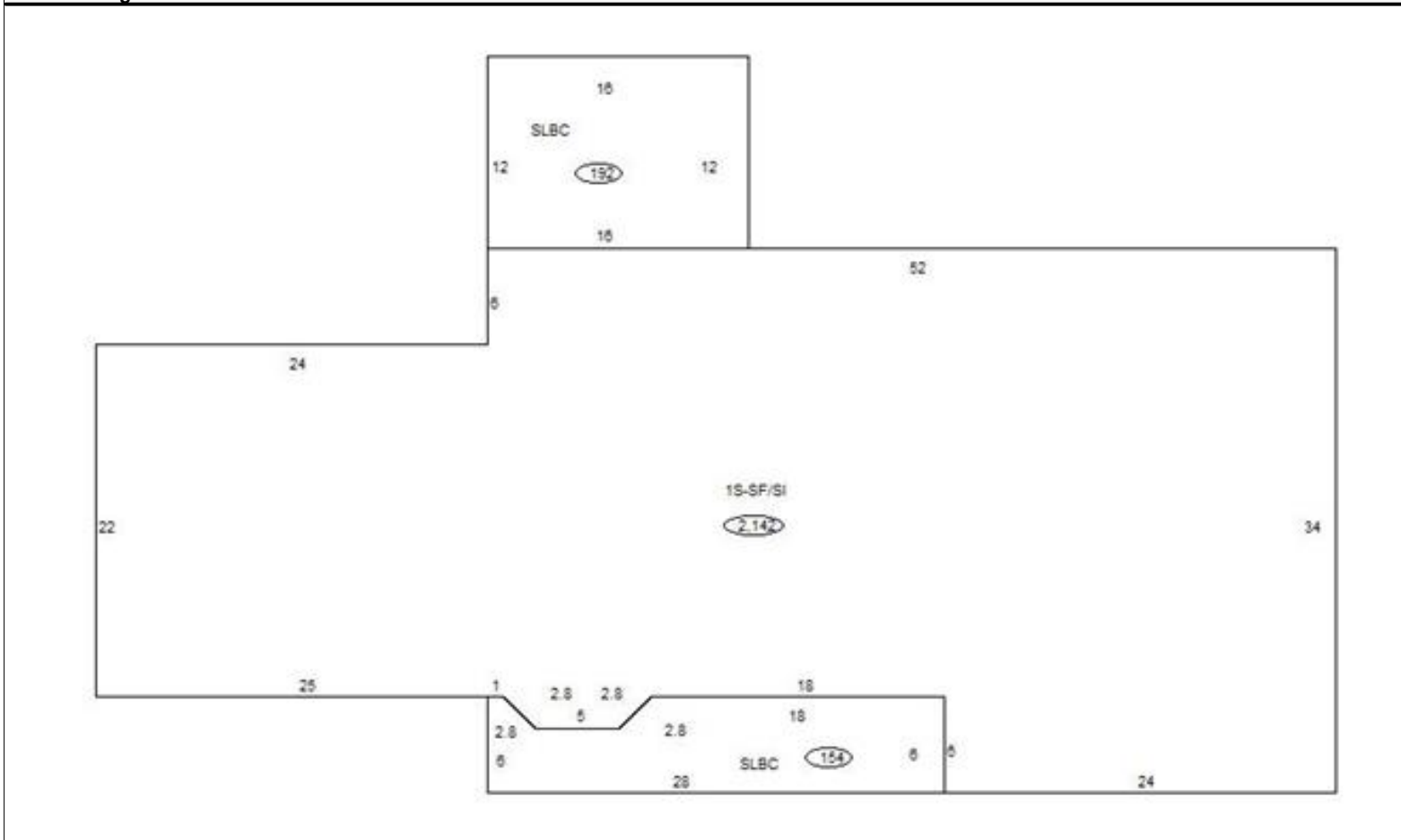
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	154	1.000	154
2	M	PRCH		10	SLBC	192	1.000	192
3	R	1	Slab	10	1S-SF/SI	2,142	1.000	2,142
<b>Total Building Area</b>						2,142		2,142



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			600
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 600)		2,808		2,808	1,685	1,123