



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660001473 Parcel ID 000000-00-0-00477-004-0001 Cadastral ID 02-21-14-03110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 266817 MANLEY, GAIL M REVOCABLE TRUST 12340 N 170TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12340 N 170TH E AVE Subdivision LYNDA LEA Lot/Block 0001 / 0004 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_0092. 5/12/2022</p>														
Legal Description Lat/Long: 36.33324282 -95.78478408																			
LOT 1 BLOCK 4 LYNDA LEA					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1083/706	CUPP, LINDA A	09/29/1997	92,000	Yes										
					873/305	SELLER	02/06/1992	67,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	1998		Land Value 116,345	54,111	11%	5,952	Assessed	12,431	1,349.24										
Year Frozen	2011		Improvements 126,634	58,896		6,479	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0		Total Value 242,979	113,007		12,431	Total Taxable	11,431	1,252.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001473	MANLEY, GAIL M			7	239,000	1000	11,431	1,251.00										
2024	2024-660001473	MANLEY, GAIL M			7	237,055	1000	11,431	1,276.00										
2023	2023-660001473	MANLEY, GAIL M			7	132,236	1000	11,431	1,249.00										
2022	2022-660001473	MANLEY, GAIL M			7	134,735	1000	11,431	1,298.00										
2021	2021-660001473	MANLEY, GAIL M			7	145,765	1000	11,430	1,284.00										
2020	2020-660001473	MANLEY, JOHNNY M &			7	147,037	1000	11,431	1,282.00										
2019	2019-660001473	MANLEY, JOHNNY M &			7	140,282	1000	11,430	1,283.00										
2018	2018-660001473	MANLEY, JOHNNY M &			7	150,270	1000	11,431	1,242.00										
2017	2017-660001473	MANLEY, JOHNNY M &			7	149,021	1000	11,431	1,253.00										
2016	2016-660001473	MANLEY, JOHNNY M &			7	145,559	1000	11,431	1,254.00										
2015	2015-660001473	MANLEY, JOHNNY M &			7	141,387	1000	11,431	1,262.00										
2014	2014-660001473	MANLEY, JOHNNY M &			7	145,941	1000	11,430	1,272.00										
2013	2013-660001473	MANLEY, JOHNNY M &			7	139,355	1000	11,431	1,249.00										



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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2091	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	96,230.00 x 1.21 = 116,345	
Factor Value		
Adjustments	1.0000	
Lot Value	116,345	

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	1,740 / 1,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,740
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	169,071	97.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	244,840		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,946		
Lot Value	116,345		
Indicated Value	240,291	138.10	Per SqFt
Agland Value			
Site Improvements	2,688		
Total Value	242,979	139.64	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.61	Total Misc Impr	+	10,821			
Roofing Adj	+ 4.17	Garage Cost	+	12,100			
Subfloor Adj	+ -1.11	Total RCN	=	233,861			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	109,915			
Plumbing Adj	+ 8.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,946			
Adj Base Cost	= 121.23	Lot Value	+	116,345			
Total Area	x 1,740	Indicated Value	=	240,291			
Adjusted Cost	= 210,940	Value Per SqFt		138.10			

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	4098	24x4		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	4099	12x12		144	23.78		3,424



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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	1,740	1.000	1,740
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	96	1.000	96
4	M	PRCH		10	SLBC	144	1.000	144
Total Building Area						1,740		1,740



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (16.00 x 480)		7,680		7,680		4,992
						2,688