



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:55:25
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001479 Parcel ID 000000-00-0-00477-005-0001 Cadastral ID 02-21-14-03170 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 333756 STRIBLING, OLE S & PHYLLIS A OATH PROTECTION TRUST 12404 N 170TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12404 N 170TH E AVE Subdivision LYNDA LEA Lot/Block 0001 / 0005 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_0088. 5/12/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.33422588 -95.78478836 LOT 1 BLOCK 5 LYNDA LEA																																																																																																																									
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Time 01:55:25
Page 2

Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.1511	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	93,703.00 x 1.24 = 116,092	
Factor Value		
Adjustments	1.0000	
Lot Value	116,092	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,780 / 1,780
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,780
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

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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	173,336	97.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	241,470		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,985		
Lot Value	116,092		
Indicated Value	245,077	137.68	Per SqFt
Agland Value			
Site Improvements	891		
Total Value	245,968	138.18	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.23	Total Misc Impr	+	13,327			
Roofing Adj	+ 4.14	Garage Cost	+	12,487			
Subfloor Adj	+ -1.06	Total RCN	=	238,862			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	109,877			
Plumbing Adj	+ 7.91	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	128,985			
Adj Base Cost	= 119.69	Lot Value	+	116,092			
Total Area	x 1,780	Indicated Value	=	245,077			
Adjusted Cost	= 213,048	Value Per SqFt		137.68			

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	4123	26x6		156	23.73		3,702
PRCH	SLAB PORCH - COVERED	4124	16x12		192	23.59		4,529



Rogers

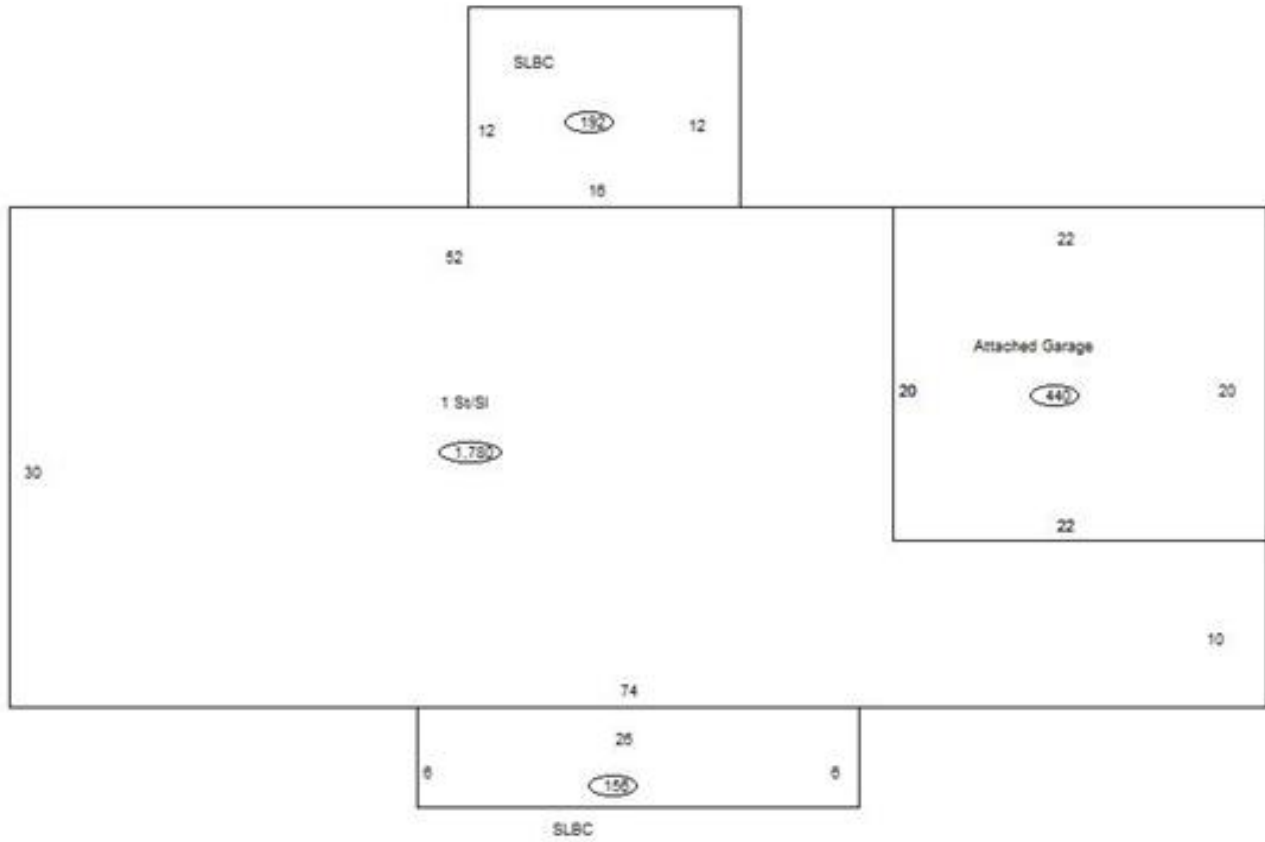
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Date 04/17/2026
 Time 01:55:25
 Page 3

Sketch Image

660001479



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,780	1.000	1,780
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	156	1.000	156
4	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,780		1,780



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Page 4

660001479

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			476
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (4.68 x 476)		2,228		2,228 1,337		891