



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 660002159 Parcel ID 21N14E-03-3-00000-000-0000 Cadastral ID 03-21-14-00500 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 284627 COX, K M & ROBIN 12081 N MARIAN AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12081 N MARIAN AVE Subdivision Lot/Block / Parcel Size 4.98 - Acres Sec/Twn/Rng 3 / 21 / 14 / 3 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32884880 -95.80887250																																																																																																																									
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,699 / 1,699
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,699
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	680 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2005 / 16



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-15\IMG_001 6/16/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	111.25	Total Misc Impr	+	16,364			
Roofing Adj	+ 4.86	Garage Cost	+	20,427			
Subfloor Adj	+ -2.31	Total RCN	=	267,124			
Heat/Cool Adj	+ 12.64	Depreciation (17%)	-	45,411			
Plumbing Adj	+ 9.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	221,713			
Adj Base Cost	= 135.57	Lot Value	+				
Total Area	x 1,699	Indicated Value	=	221,713			
Adjusted Cost	= 230,333	Value Per SqFt		130.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	221,713		
Lot Value			
Indicated Value	221,713	130.50	Per SqFt
Agland Value	858		
Site Improvements	37,783		
Total Value	260,354	153.24	Total Value Per SqFt

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	5909		131	131	26.52		3,474
PATO	SLAB PORCH - OPEN	5910	24x9		216	10.28		2,220
PRCH	SLAB PORCH - COVERED	5911	16x12		192	26.33		5,055



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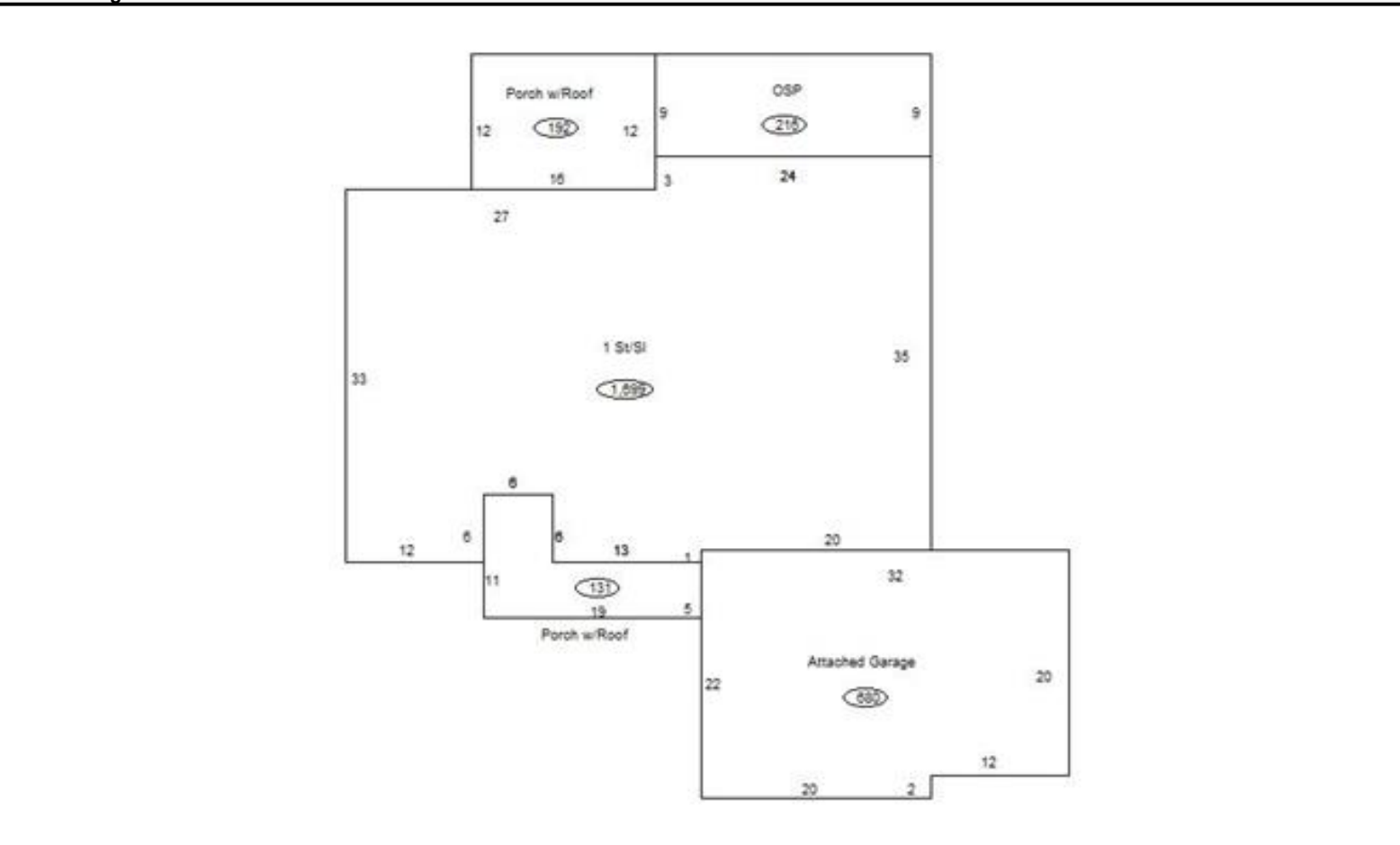
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Sketch Image

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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	1,699	1.000	1,699
2	G	1		13	Attached Garage	680	1.000	680
3	M	PRCH		13	SLBC	131	1.000	131
4	M	PATO		13	Open Slab	216	1.000	216
5	M	PRCH		13	SLBC	192	1.000	192
Total Building Area						1,699		1,699



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x40x0			1,600
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (28.35 x 1,600) 45,360		Modifier Total	RCN 45,360	Depr (20% Phys/ % Func) 9,072	RCNLD 36,288
	LT	LEAN-TO	16x40x0			640
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2.92 x 640) 1,869		Modifier Total	RCN 1,869	Depr (20% Phys/ % Func) 374	RCNLD 1,495



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			1.840	84	84	155	155
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			3.140	224	224	703	703
IMP PST Totals						4.980			858	858
Total Agland						4.980			858	858