Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660002173
Parcel ID	000000-00-0-00216-001-0007
Cadastral ID	03-21-14-01060
Property Type	REAL - Real Property
Property Class	RRP **VI Area** 4
Tax Area	16 - OWASSO/COLL FIRE
Name ID	345075

MCGINNIS, BRETT &/OR ANGELA

2431 W UNION PL
COLLINSVILLE OK 74021-0000

Parcel Location

Situs	12340 N 150TH E AVE
Subdivision	COUNTRY FARE SUB
Lot/Block	0007 / 0001 **Parcel Size** 1 - Lots
Sec/Twn/Rng	3 / 21 / 14 / 5
Neighborhood	1047 - R-V04-SW OWASSO
School District	S021 - OWASSO SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.33465533 -95.80743327

LOT 7 BLOCK 1 COUNTRY FARE SUB

Building Permits

Number	Description	Opened	Closed	Amount
R3	MH MOVED IN	04/2002	01/2003	

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	KELLEY, JOYCE	08/21/2024		4
2609/206	RICE, DEBRA &	01/27/2017	47,000	YES
1627/697	PECK, SAMANTHA & JEFF	10/13/2004	35,000	YES
1600/492	SMITH, DAVID J &	06/29/2004	8,000	YES
1555/661	SMITH, B T & OTHELIA	01/08/2004	8,000	4
1538/939	GODFREY, RICK &	10/28/2003	0	16

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2018	Land Value	46,645	29,441	11%	3,239	Assessed	7,319	716.97
Year Frozen	0	Improvements	1,160	1,160		128	Penalty	0	
Uncapped Value	0	Mobile Home	36,433	35,927		3,952	Exemption	0	0.00
TIF Project ID	0	Total Value	84,238	66,528		7,319	Total Taxable	7,319	717.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002173	MCGINNIS, BRETT &/OR ANGELA	16	84,096	0	6,969	683.00
2024	2024-660002173	MCGINNIS, BRETT &/OR ANGELA	16	70,188	0	6,637	638.00
2023	2023-660002173	KELLEY, JOYCE	16	60,471	0	6,322	592.00
2022	2022-660002173	KELLEY, JOYCE	16	57,150	0	6,020	590.00
2021	2021-660002173	KELLEY, JOYCE	16	57,937	0	5,735	555.00
2020	2020-660002173	KELLEY, JOYCE	16	49,646	0	5,461	528.00
2019	2019-660002173	KELLEY, JOYCE	16	48,666	0	5,354	518.00
2018	2018-660002173	KELLEY, JOYCE	16	49,091	0	5,400	503.00
2017	2017-660002173	KELLEY, JOYCE	16	22,599	0	2,430	229.00
2016	2016-660002173	RICE, DEBRA &	16	21,043	0	2,315	218.00
2015	2015-660002173	RICE, DEBRA &	16	20,875	0	2,296	218.00
2014	2014-660002173	RICE, DEBRA &	16	21,630	0	2,379	228.00
2013	2013-660002173	RICE, DEBRA &	16	21,630	0	2,379	223.00

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Lot Data

Square-Foot - NBHD 1047 #1

Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4892	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	21,309.00 x 2.19 = 46,645	
Factor Value		
Adjustments	1.0000	
Lot Value	46,645	

Primary Image

Residential Data

Type	
Condition	0 -
Quality	0 -
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/Rghln	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables		
Indicated Value		

Cost Approach

Manual : 01/2025

Base Cost		0.00	Total Misc Impr	+	0
Roofing Adj	+	0.00	Garage Cost	+	
Subfloor Adj	+	0.00	Total RCN	=	0
Heat/Cool Adj	+	0.00	Depreciation (0%)	-	0
Plumbing Adj	+	0.00	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	
Adj Base Cost	=	0.00	Lot Value	+	46,645
Total Area	x		Indicated Value	=	46,645
Adjusted Cost	=	0	Value Per SqFt		0.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	46,645		
Indicated Value	46,645	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	46,645	0.00	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

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Lot Data

Square-Foot - NBHD 1047 #1

Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	
Method	Square-Foot
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

Primary Image

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Residential Data

Type	6 Mobile Home 70 x 14
Condition	4 - Good
Quality	4 - Good
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	980 / 980
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/Rghln	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1994 / 19

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables		
Indicated Value		

Cost Approach

Manual : 01/2025

Base Cost		45.20	**Total Misc Impr**	+	0
Roofing Adj	+	4.08	**Garage Cost**	+	
Subfloor Adj	+	0.00	**Total RCN**	=	74,353
Heat/Cool Adj	+	6.17	**Depreciation (51%)**	-	37,920
Plumbing Adj	+	20.42	**Lump Sums**	+	1,160
Basement Adj	+	0.00	**RCNLD**	=	37,593
Adj Base Cost	=	75.87	**Lot Value**	+	
Total Area	x	980	**Indicated Value**	=	37,593
Adjusted Cost	=	74,353	**Value Per SqFt**		38.36

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	37,593		
Lot Value			
Indicated Value	37,593	38.36	**Per SqFt**
Agland Value			
Site Improvements			
Total Value	37,593	38.36	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	137495	8x8		64	36.24	50%	1,160

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Sketch Image 660002173

Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	980	1.000	980
2	M	WODO		10	WODO	64	1.000	64
					Total Building Area	980		980