



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:01:08  
Page 1

Assessment Data					Primary Image									
Account	660002203													
Parcel ID	000000-00-0-00216-003-0005													
Cadastral ID	03-21-14-01380													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	4											
Tax Area	16 - OWASSO/COLL FIRE													
Name ID	289550													
SPRADLIN, JESSICA														
12503 N 152ND E AVE COLLINSVILLE OK 74021-0000														
Parcel Location														
Situs	12503 N 152ND E AVE													
Subdivision	COUNTRY FARE SUB													
Lot/Block	0005 / 0003	Parcel Size	1 - Lots											
Sec/Twn/Rng	3 / 21 / 14 / 5													
Neighborhood	1047 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.33508867 -95.80376075														
Building Permits														
LOT 5 BLOCK 3 COUNTRY FARE SUB														
<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	1702/621	LEPPKE, SUSAN MARIE &	08/08/2005	75,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2006	Land Value	63,671	26,623	11%	2,929	Assessed	10,282	1,007.22					
Year Frozen	0	Improvements	66,838	66,838		7,353	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	130,509	93,461		10,282	Total Taxable	9,282	909.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002203	SPRADLIN, JESSICA	16	130,174	1000	8,982	880.00							
2024	2024-660002203	SPRADLIN, STACE L &	16	121,052	1000	8,691	835.00							
2023	2023-660002203	SPRADLIN, STACE L &	16	85,532	1000	8,409	788.00							
2022	2022-660002203	SPRADLIN, STACE L &	16	85,532	1000	8,409	824.00							
2021	2021-660002203	SPRADLIN, STACE L &	16	91,950	1000	8,582	830.00							
2020	2020-660002203	SPRADLIN, STACE L &	16	84,566	1000	8,302	802.00							
2019	2019-660002203	SPRADLIN, STACE L &	16	82,495	1000	8,074	781.00							
2018	2018-660002203	SPRADLIN, STACE L &	16	87,676	1000	8,644	805.00							
2017	2017-660002203	SPRADLIN, STACE L &	16	86,921	1000	8,498	799.00							
2016	2016-660002203	SPRADLIN, STACE L &	16	84,692	1000	8,221	774.00							
2015	2015-660002203	SPRADLIN, STACE L &	16	83,203	1000	7,953	754.00							
2014	2014-660002203	SPRADLIN, STACE L &	16	84,391	1000	7,692	736.00							
2013	2013-660002203	SPRADLIN, STACE L &	16	80,554	1000	7,439	697.00							



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Date 04/17/2026  
 Time 02:01:08  
 Page 2

Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.6677	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	29,087.00 x 2.19 = 63,671	
Factor Value		
Adjustments	1.0000	
Lot Value	63,671	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,568 / 1,568
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,568
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 50



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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	100,287	63.96	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	83.49	Total Misc Impr	+	4,272			
Roofing Adj	+ 3.76	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	162,232			
Heat/Cool Adj	+ 10.30	Depreciation ( 59%)	-	95,717			
Plumbing Adj	+ 3.19	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	66,515			
Adj Base Cost	= 100.74	Lot Value	+	63,671			
Total Area	x 1,568	Indicated Value	=	130,186			
Adjusted Cost	= 157,960	Value Per SqFt		83.03			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,515		
Lot Value	63,671		
Indicated Value	130,186	83.03	Per SqFt
Agland Value			
Site Improvements	323		
Total Value	130,509	83.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	5943	20x8		160	22.99		3,678
PRCH	SLAB PORCH - COVERED	5944	7x4		28	21.20		594



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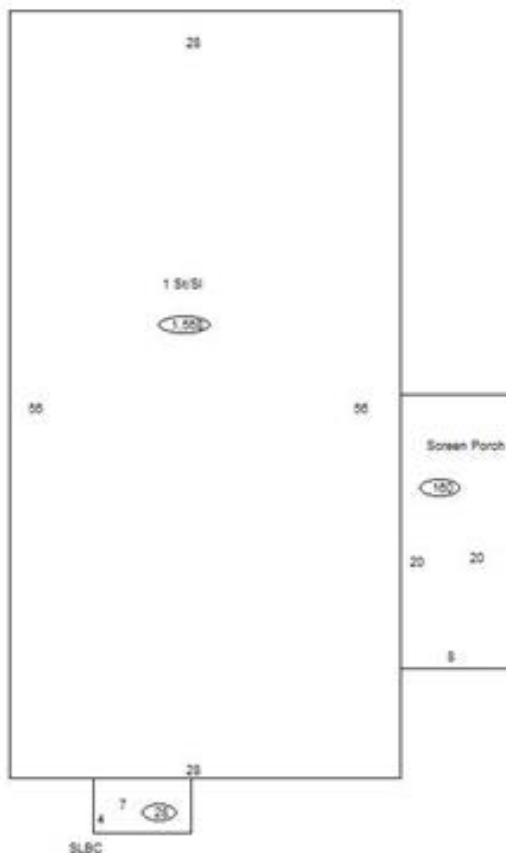
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Date 04/17/2026  
Time 02:01:08  
Page 3

### Sketch Image

660002203



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,568	1.000	1,568
2	M	EPKS		10	Screen Porch	160	1.000	160
3	M	PRCH		10	SLBC	28	1.000	28
<b>Total Building Area</b>						1,568		1,568



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Date 04/17/2026  
Time 02:01:08  
Page 4

660002203

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CP	Carport Dirt	21x22x0			462	
	Qual	3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (3.50 x 462)	1,617		1,617	1,294	323