



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 17:42:03  
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Assessment Data					Primary Image														
<b>Account</b> 660002204 <b>Parcel ID</b> 000000-00-0-00216-003-0006 <b>Cadastral ID</b> 03-21-14-01390 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 16 - OWASSO/COLL FIRE <b>Name ID</b> 256096 SPRADLIN, JESSICA &/OR DAVID HENRY  12331 N 152ND E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12331 N 152ND E AVE <b>Subdivision</b> COUNTRY FARE SUB <b>Lot/Block</b> 0006 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 14 / 5 <b>Neighborhood</b> 1047 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-29\IMG_001( 7/1/2022</p>														
<b>Legal Description</b> Lat/Long: 36.33477045 -95.80370480																			
LOT 6 BLOCK 3 COUNTRY FARE SUB					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	979/695	TEEL, EDWARD &	06/29/1994	0	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0		Land Value 63,418	17,091	11%	1,880	Assessed	2,596	254.30										
Year Frozen	0		Improvements 0	0		0	Penalty	0											
Uncapped Value	0		Mobile Home 6,506	6,506		716	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 69,924	23,597		2,596	Total Taxable	1,596	156.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660002204	SPRADLIN, JESSICA &/OR			16	69,743	1000	1,520	149.00										
2024	2024-660002204	SPRADLIN, JESSICA &/OR			16	62,035	1000	1,447	139.00										
2023	2023-660002204	SPRADLIN, JESSICA &/OR			16	31,349	1000	1,375	129.00										
2022	2022-660002204	SPRADLIN, JESSICA &/OR			16	33,036	1000	1,306	128.00										
2021	2021-660002204	SPRADLIN, JESSICA &/OR			16	25,905	1000	1,239	120.00										
2020	2020-660002204	VINEYARD , MARSHA LYNN &/OR			16	19,765	1000	1,174	113.00										
2019	2019-660002204	BALDWIN, MARSHA LYNN &/OR			16	19,347	1000	1,128	109.00										
2018	2018-660002204	BALDWIN, MARSHA LYNN &/OR			16	19,378	1000	1,073	100.00										
2017	2017-660002204	BALDWIN, MARSHA LYNN &/OR			16	19,312	1000	1,013	95.00										
2016	2016-660002204	BALDWIN, MARSHA LYNN &/OR			16	18,377	1000	954	90.00										
2015	2015-660002204	BALDWIN, MARSHA LYNN &/OR			16	18,540	1000	897	85.00										
2014	2014-660002204	BALDWIN, MARSHA LYNN &/OR			16	16,749	1000	842	81.00										
2013	2013-660002204	BALDWIN, MARSHA LYNN &/OR			16	19,899	1000	1,189	111.00										



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Lot Data		Square-Foot - NBHD 1047 #1		Primary Image				
Lot Size				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-29\IMG_001 7/1/2022</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.6651							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	28,971.00 x 2.19 = 63,418							
Factor Value								
Adjustments	1.0000							
Lot Value	63,418							
<b>Residential Data</b>								
Type								
Condition	0 -							
Quality	0 -							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	//							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
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	+	63,418				
Total Area	x	Indicated Value	=	63,418				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

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### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	63,418
Indicated Value	63,418 0.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	63,418 0.00 Total Value Per SqFt



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
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		

Residential Data	
Type	6 Mobile Home 60 x 14
Condition	1.5 - Low
Quality	1.5 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	840 / 840
Style	100% Single Wide
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 63

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adjusted 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	32.32	Total Misc Impr	+	10,741			
Roofing Adj	+ 2.60	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	46,475			
Heat/Cool Adj	+ 0.00	Depreciation ( 86%)	-	39,969			
Plumbing Adj	+ 7.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	6,506			
Adj Base Cost	= 42.54	Lot Value	+				
Total Area	x 840	Indicated Value	=	6,506			
Adjusted Cost	= 35,734	Value Per SqFt		7.75			

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	6,506	
Lot Value		
Indicated Value	6,506	7.75 Per SqFt
Agland Value		
Site Improvements		
Total Value	6,506	7.75 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	137557	19x15		285	33.79		9,630
PRCH	SLAB PORCH - COVERED	137558	14x6		84	13.23		1,111



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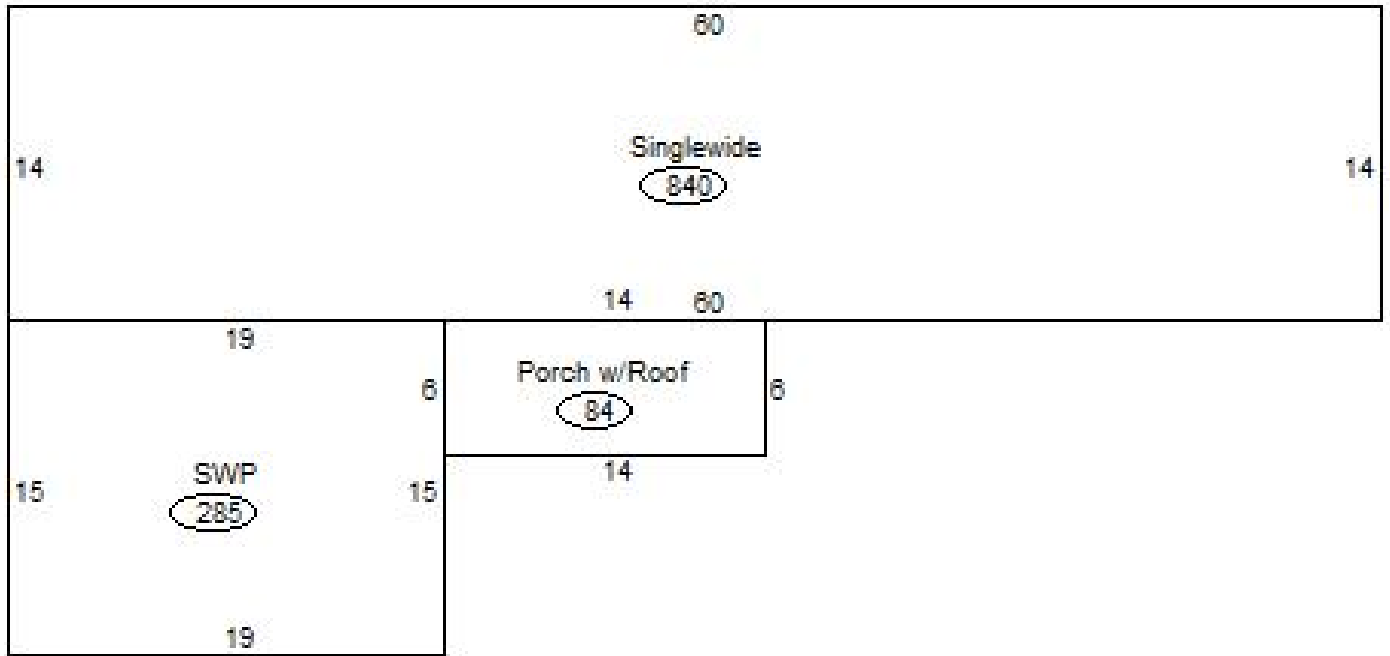
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### Sketch Image

660002204



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	840	1.000	840
2	M	EPSW		13	EPSW	285	1.000	285
3	M	PRCH		13	SLBC	84	1.000	84
<b>Total Building Area</b>						840		840