



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 660002213 Parcel ID 000000-00-0-00216-003-0015 Cadastral ID 03-21-14-01480 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 131424 RUSSELL, EDD D TRUSTEE 12149 N 152ND E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12149 N 152ND E AVE Subdivision COUNTRY FARE SUB Lot/Block 0015 / 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 Lot/Long: 36.33210562 -95.80372715																																																																																																																									
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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.6239		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	27,177.00 x 2.19 = 59,490		
Factor Value			
Adjustments	1.0000		
Lot Value	59,490		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,320 / 1,320
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	101,929 77.22 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	85.91	Total Misc Impr	+ 6,671
Roofing Adj	+ 3.90	Garage Cost	+
Subfloor Adj	+ 2.31	Total RCN	= 134,275
Heat/Cool Adj	+ 0.76	Depreciation (48%)	- 64,452
Plumbing Adj	+ 3.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 69,823
Adj Base Cost	= 96.67	Lot Value	+ 59,490
Total Area	x 1,320	Indicated Value	= 129,313
Adjusted Cost	= 127,604	Value Per SqFt	97.96

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	69,823
Lot Value	59,490
Indicated Value	129,313 97.96 Per SqFt
Agland Value	
Site Improvements	1,408
Total Value	130,721 99.03 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5953	22x12		264	20.47		5,404
PRCH	SLAB PORCH - COVERED	5954	12x5		60	21.11		1,267



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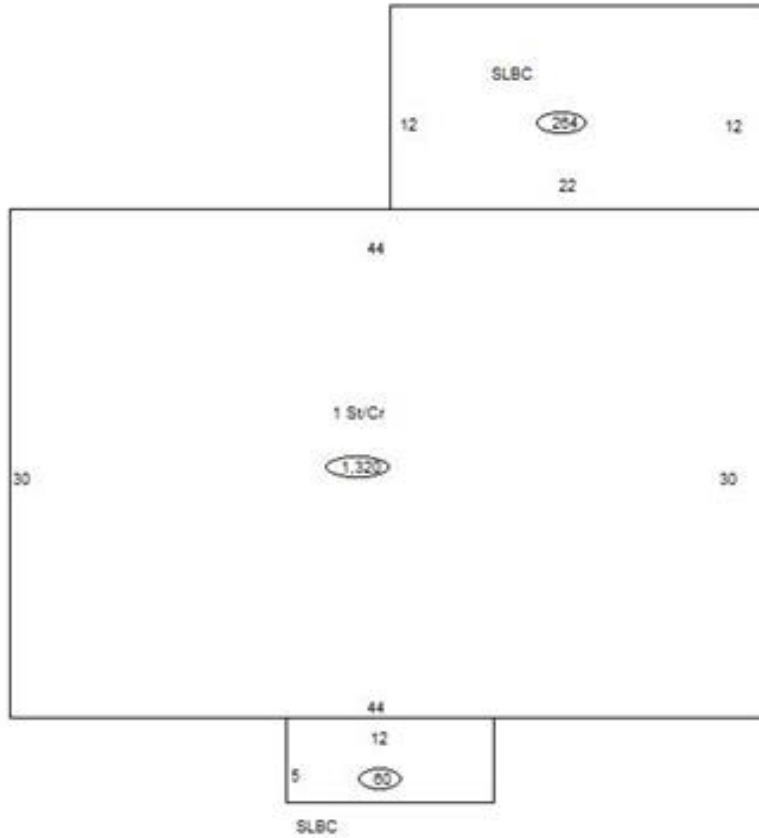
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Sketch Image

660002213



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,320	1.000	1,320
2	M	PRCH		10	SLBC	264	1.000	264
3	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						1,320		1,320



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			440
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 440)		7,040	7,040	5,632	1,408	