



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:13:23  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002224 <b>Parcel ID</b> 000000-00-0-00216-004-0005 <b>Cadastral ID</b> 03-21-14-01590 <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> 320515 FIPPS, TAMMY G & CASSIE FIPPS  12314 N 152ND E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12314 N 152ND E AVE <b>Subdivision</b> COUNTRY FARE SUB <b>Lot/Block</b> 0005 / 0004 <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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33356018 -95.80474764																																																																																																																									
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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.6784		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	29,553.00 x 2.19 =	64,692	
Factor Value			
Adjustments	1.0000		
Lot Value		64,692	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-28\IMG\_003! 6/30/2022

Residential Data	
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	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
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	= 0
Adj Base Cost	= 0.00	Lot Value	+ 64,692
Total Area	x	Indicated Value	= 64,692
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	64,692		
Indicated Value	64,692	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	64,692	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		Primary Image					
Lot Size									
Lot Count									
Units Buildable									
Non-Ag Acres									
Topography									
Street Access									
Utilities									
Amenities									
Method	Square-Foot								
Base Lot Value									
Factor Value		\\tsclient\C\TOMS PC PICS\2018-03-06 03-06-2018\03-06-2018 07 3/7/2018							
Adjustments		<b>GRM Approach</b>							
Lot Value		GRM Code		Gross Rent		Indicated Value			
<b>Residential Data</b>		GRM Code		Gross Rent		Indicated Value			
Type	6 Mobile Home 64 x 28	GRM Code		Gross Rent		Indicated Value			
Condition	3.6 - Average	GRM Code		Gross Rent		Indicated Value			
Quality	3.5 - Average	GRM Code		Gross Rent		Indicated Value			
Architecture	6 MS ADJ	GRM Code		Gross Rent		Indicated Value			
Style	100% Double Wide	GRM Code		Gross Rent		Indicated Value			
Exterior Wall	100% Frame, Siding, Vinyl	GRM Code		Gross Rent		Indicated Value			
Base/Total Area	1,792 / 1,792	GRM Code		Gross Rent		Indicated Value			
Style	100% Double Wide	GRM Code		Gross Rent		Indicated Value			
HVAC	100% Warmed & Cooled Air	GRM Code		Gross Rent		Indicated Value			
Roof Cover	14 Metal, Ribbed	GRM Code		Gross Rent		Indicated Value			
Area on Slab	0	GRM Code		Gross Rent		Indicated Value			
Fixture/RghIn	/	GRM Code		Gross Rent		Indicated Value			
Bed/F/H Bath	/ /	GRM Code		Gross Rent		Indicated Value			
Basement Area		GRM Code		Gross Rent		Indicated Value			
Garage Type		GRM Code		Gross Rent		Indicated Value			
Remodel		GRM Code		Gross Rent		Indicated Value			
Year/Eff Age	1996 / 20	GRM Code		Gross Rent		Indicated Value			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		<b>Multiple Regression</b>					
Base Cost	35.96	Total Misc Impr	+	0	MRA Code		Adusted R		
Roofing Adj	+ 3.05	Garage Cost	+		Indicated Value				
Subfloor Adj	+ 0.00	Total RCN	=	90,066	<b>Direct Comparables</b>				
Heat/Cool Adj	+ 2.90	Depreciation ( 53%)	-	47,735	Selection Model		A Adam Test		
Plumbing Adj	+ 8.35	Lump Sums	+	0	Adjustment Model		1 2022 Residential		
Basement Adj	+ 0.00	RCNLD	=	42,331	Comparables		1		
Adj Base Cost	= 50.26	Lot Value	+		Indicated Value				
Total Area	x 1,792	Indicated Value	=	42,331	<b>Value Reconciliation</b>				
Adjusted Cost	= 90,066	Value Per SqFt		23.62	Selected Approach		Cost Approach		
						Improvements		42,331	
						Lot Value			
						Indicated Value		42,331	
						Agland Value		23.62 Per SqFt	
						Site Improvements			
						Total Value		42,331 23.62 Total Value Per SqFt	
<b>Miscellaneous Improvements</b>									
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	



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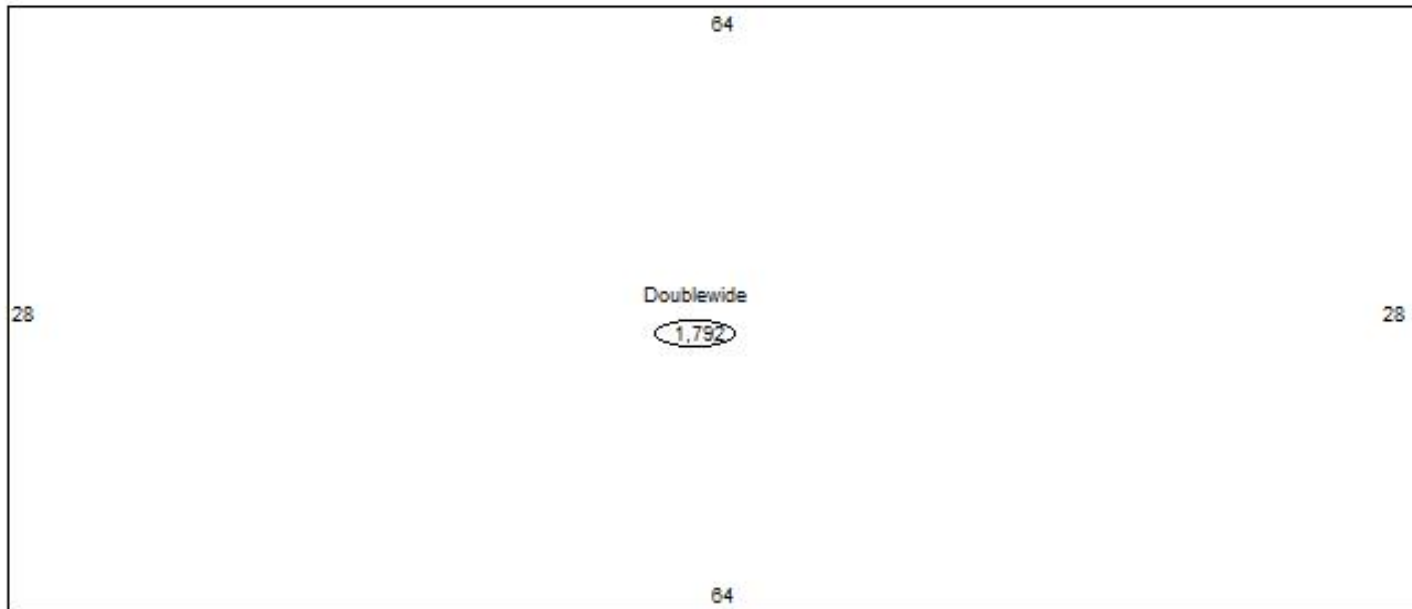
Date 04/17/2026

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### Sketch Image

660002224



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,792	1.000	1,792
<b>Total Building Area</b>						1,792		1,792