



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:00:20
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Assessment Data					Primary Image																																																																																																																				
Account 660002262 Parcel ID 000000-00-0-00420-001-0001 Cadastral ID 03-21-14-02000 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 256379 SHIPLEY, THOMAS R & SANDRA L 12131 N 145TH E AVE COLLINSVILLE OK 74021-5247 Parcel Location Situs 12131 N 145TH E AVE Subdivision KRISTIN HEIGHTS Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1054 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32950607 -95.81114435																																																																																																																									
Building Permits					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2013	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	95,889.00 x .65 = 62,574	
Factor Value		
Adjustments	1.0000	
Lot Value	62,574	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,346 / 2,346
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,346
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



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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	190,929	81.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	50,570		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,463		
Lot Value	62,574		
Indicated Value	212,037	90.38	Per SqFt
Agland Value			
Site Improvements	3,844		
Total Value	215,881	92.02	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.79	Total Misc Impr	+	8,357			
Roofing Adj	+ 3.53	Garage Cost	+	11,775			
Subfloor Adj	+ 0.00	Total RCN	=	276,784			
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	127,321			
Plumbing Adj	+ 6.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	149,463			
Adj Base Cost	= 109.40	Lot Value	+	62,574			
Total Area	x 2,346	Indicated Value	=	212,037			
Adjusted Cost	= 256,652	Value Per SqFt		90.38			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	5976	14x7		98	20.98		2,056
PATO	SLAB PORCH - OPEN	5977	18x10		180	9.58		1,724



Rogers

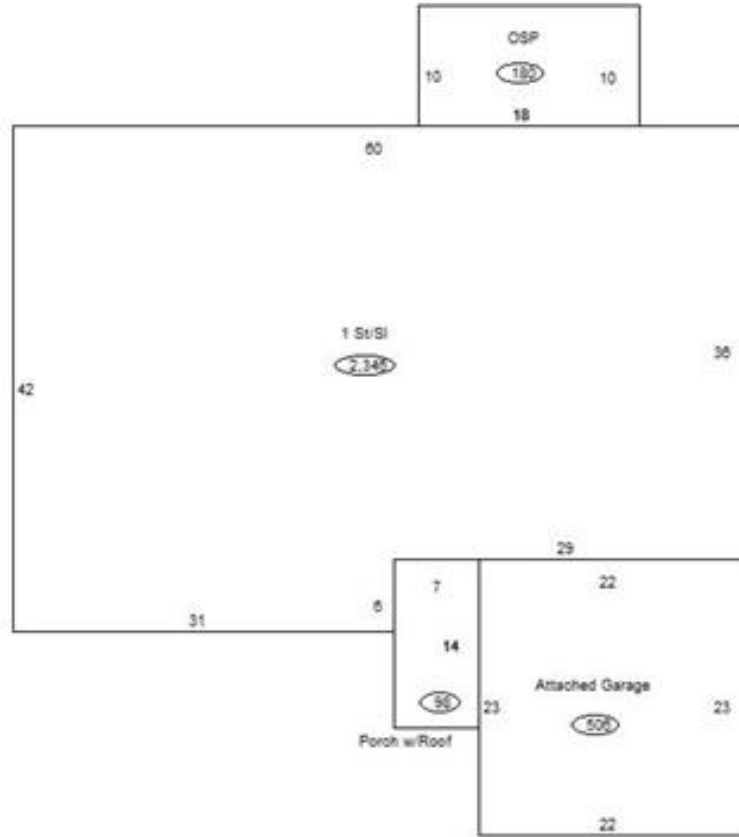
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,346	1.000	2,346
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	98	1.000	98
4	M	PATO		13	Open Slab	180	1.000	180
Total Building Area						2,346		2,346



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,056
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (10.40 x 1,056)		10,982		10,982	7,138	3,844