



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 660002263 Parcel ID 000000-00-0-00420-001-0002 Cadastral ID 03-21-14-02010 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 257356 DAVIE, ROBERT W TRUST MARY MCCALL TRUSTEE 12146 N MARIAN AVE COLLINSVILLE OK 74021-0000																																																																																																																									
Parcel Location Situs 12146 N MARIAN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0002 / 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 Lat/Long: 36.32996346 -95.81113264 LOT 2 BLOCK 1 KRISTIN HEIGHTS					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> </td> <td> </td> <td> </td> <td> </td> <td> </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	2.255	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	98,226.00 x .65 = 63,462	
Factor Value		
Adjustments	1.0000	
Lot Value	63,462	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,804 / 1,804
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,804
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	596 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-3\IMG_0006. 6/3/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	240,391	133.25	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	109.35	Total Misc Impr	+	8,002	
Roofing Adj	+ 4.53	Garage Cost	+	18,238	
Subfloor Adj	+ -2.07	Total RCN	=	266,262	
Heat/Cool Adj	+ 12.64	Depreciation (41%)	-	109,167	
Plumbing Adj	+ 8.60	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	157,095	
Adj Base Cost	= 133.05	Lot Value	+	63,462	
Total Area	x 1,804	Indicated Value	=	220,557	
Adjusted Cost	= 240,022	Value Per SqFt		122.26	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,095		
Lot Value	63,462		
Indicated Value	220,557	122.26	Per SqFt
Agland Value			
Site Improvements	25,675		
Total Value	246,232	136.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5980	21x5		105	26.60		2,793
PRCH	SLAB PORCH - COVERED	5981	18x11		198	26.31		5,209



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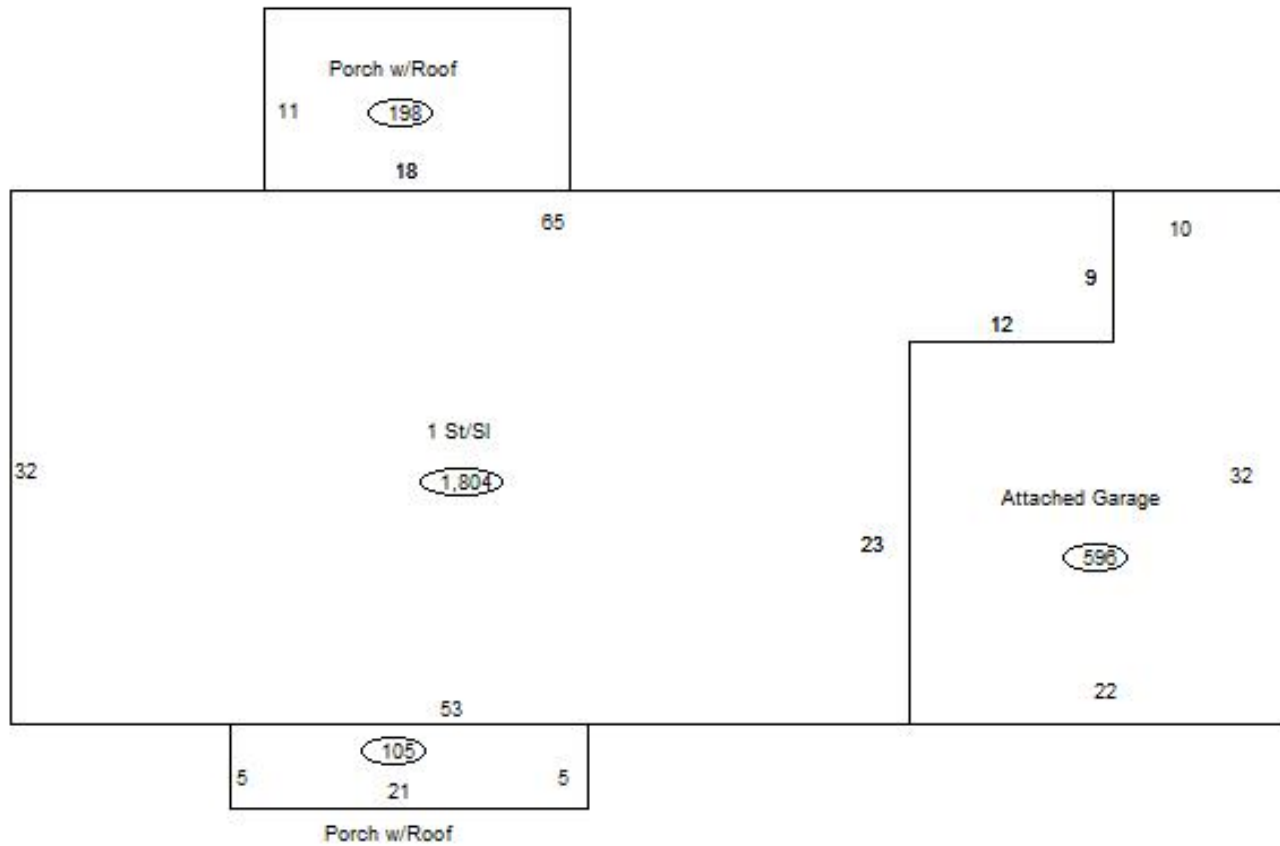
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Sketch Image

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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/Sl	1,804	1.000	1,804
2	G	1		13	Attached Garage	596	1.000	596
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	198	1.000	198
Total Building Area						1,804		1,804



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			864
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (31.28 x 864)		27,026	27,026	1,351	25,675	