



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	660002264								
Parcel ID	000000-00-0-00420-001-0003								
Cadastral ID	03-21-14-02020								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	16 - OWASSO/COLL FIRE								
Name ID	133484								
FIGGINS, DENNIS WAYNE									
12158 N MARIAN AVE COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	12158 N MARIAN AVE								
Subdivision	KRISTIN HEIGHTS								
Lot/Block	0003 / 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: 36.33042225 -95.81116848									
Building Permits									
LOT 3 BLOCK 1 KRISTIN HEIGHTS									
Number	Description	Opened	Closed	Amount					
7373	ADD ON TO DET GARAGE	05/2002	11/2002	4,000					
5774		01/2000	01/2001						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	63,040	37,627	11%	4,139	Assessed	18,585 1,820.59	
Year Frozen	0	Improvements	155,716	131,322		14,446	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	218,756	168,949		18,585	Total Taxable	17,585 1,723.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002264	FIGGINS, DENNIS WAYNE	16	207,233	1000	17,042	1,669.00		
2024	2024-660002264	FIGGINS, DENNIS WAYNE	16	215,446	1000	16,517	1,587.00		
2023	2023-660002264	FIGGINS, DENNIS WAYNE	16	163,609	1000	16,008	1,500.00		
2022	2022-660002264	FIGGINS, DENNIS WAYNE	16	164,046	1000	15,512	1,520.00		
2021	2021-660002264	FIGGINS, DENNIS WAYNE	16	165,527	1000	15,031	1,454.00		
2020	2020-660002264	FIGGINS, DENNIS WAYNE	16	163,232	1000	14,565	1,407.00		
2019	2019-660002264	FIGGINS, DENNIS WAYNE	16	157,952	1000	14,112	1,364.00		
2018	2018-660002264	FIGGINS, DENNIS WAYNE	16	162,503	1000	13,671	1,272.00		
2017	2017-660002264	FIGGINS, DENNIS WAYNE	16	161,267	1000	13,244	1,246.00		
2016	2016-660002264	FIGGINS, DENNIS WAYNE	16	157,706	1000	12,829	1,208.00		
2015	2015-660002264	FIGGINS, DENNIS WAYNE	16	154,112	1000	12,426	1,178.00		
2014	2014-660002264	FIGGINS, DENNIS WAYNE	16	155,331	1000	12,035	1,152.00		
2013	2013-660002264	FIGGINS, DENNIS WAYNE	16	149,142	1000	11,655	1,092.00		



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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2295	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	97,115.00 x .65 = 63,040	
Factor Value		
Adjustments	1.0000	
Lot Value	63,040	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,550 / 1,550
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,550
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 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	208,008	134.20	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104,53	Total Misc Impr	+	10,298			
Roofing Adj	+ 4.75	Garage Cost	+	15,015			
Subfloor Adj	+ -2.37	Total RCN	=	226,116			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	97,230			
Plumbing Adj	+ 10.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	128,886			
Adj Base Cost	= 129.55	Lot Value	+	63,040			
Total Area	x 1,550	Indicated Value	=	191,926			
Adjusted Cost	= 200,803	Value Per SqFt		123.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,886		
Lot Value	63,040		
Indicated Value	191,926	123.82	Per SqFt
Agland Value			
Site Improvements	26,830		
Total Value	218,756	141.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	5984	21x4		84	26.66		2,239
PATO	SLAB PORCH - OPEN	5985	23x11		253	9.66		2,444



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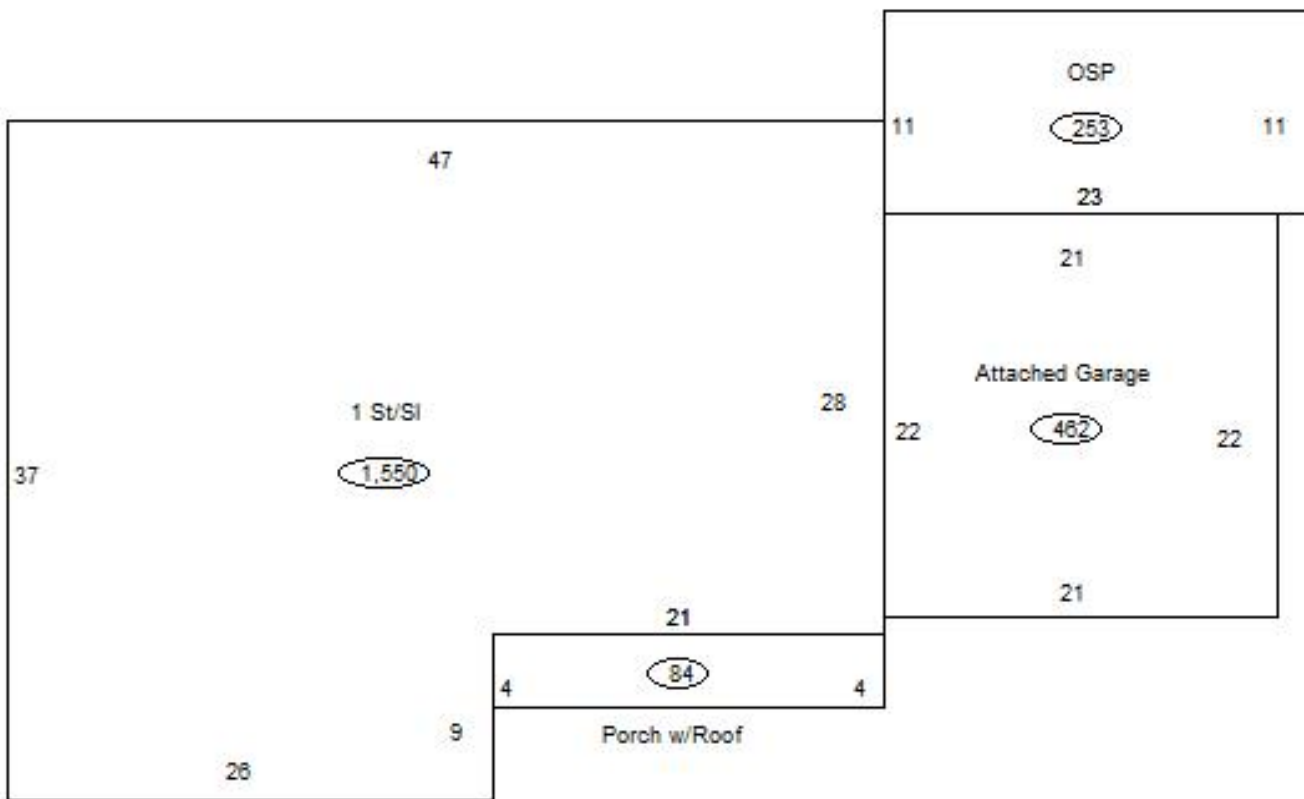
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Sketch Image

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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	1,550	1.000	1,550
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PATO		13	Open Slab	253	1.000	253
Total Building Area						1,550		1,550



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,080
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (30.87 x 1,080)		33,340	33,340	8,335	25,005
	STF	STG FAIR	0x0x0			600
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 600)		2,808	2,808	983	1,825