



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	660002265								
Parcel ID	000000-00-0-00420-001-0004								
Cadastral ID	03-21-14-02030								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	16 - OWASSO/COLL FIRE								
Name ID	133504								
WEBER, GERARD C &									
JEAN M									
12182 N MARIAN AVE COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	12182 N MARIAN AVE								
Subdivision	KRISTIN HEIGHTS								
Lot/Block	0004 / 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: 36.33085892 -95.81114047									
LOT 4 BLOCK 1 KRISTIN HEIGHTS									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19 000008	R20- NEW 25X35 DTCH ACC BLDG	01/2019	03/2019	18,769					
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	63,101	47,828	11%	5,261	Assessed	21,104	2,067.35
Year Frozen	2024	Improvements	190,021	144,027		15,843	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	253,122	191,855		21,104	Total Taxable	20,104	1,969.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002265	WEBER, GERARD C &	16	241,679	1000	20,104	1,969.00		
2024	2024-660002265	WEBER, GERARD C &	16	251,667	1000	20,105	1,931.00		
2023	2023-660002265	WEBER, GERARD C &	16	193,449	1000	19,489	1,826.00		
2022	2022-660002265	WEBER, GERARD C &	16	193,442	1000	18,893	1,851.00		
2021	2021-660002265	WEBER, GERARD C &	16	194,874	1000	18,313	1,772.00		
2020	2020-660002265	WEBER, GERARD C &	16	193,699	1000	17,750	1,715.00		
2019	2019-660002265	WEBER, GERARD C &	16	171,740	1000	15,753	1,523.00		
2018	2018-660002265	WEBER, GERARD C &	16	176,545	1000	15,266	1,421.00		
2017	2017-660002265	WEBER, GERARD C &	16	175,195	1000	14,792	1,391.00		
2016	2016-660002265	WEBER, GERARD C &	16	170,974	1000	14,332	1,349.00		
2015	2015-660002265	WEBER, GERARD C &	16	166,348	1000	13,886	1,317.00		
2014	2014-660002265	WEBER, GERARD C &	16	170,839	1000	13,452	1,288.00		
2013	2013-660002265	WEBER, GERARD C &	16	161,690	1000	13,031	1,221.00		



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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.2331 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 97,276.00 x .65 = 63,101 Factor Value Adjustments 1.0000 Lot Value 63,101		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	1,899 / 1,899
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,899
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 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	245,281	129.16	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	111.41	Total Misc Impr	+ 7,908				
Roofing Adj	+ 4.75	Garage Cost	+ 17,068				
Subfloor Adj	+ -2.25	Total RCN	= 280,809				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 120,748				
Plumbing Adj	+ 8.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 160,061				
Adj Base Cost	= 134.72	Lot Value	+ 63,101				
Total Area	x 1,899	Indicated Value	= 223,162				
Adjusted Cost	= 255,833	Value Per SqFt	117.52				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,061		
Lot Value	63,101		
Indicated Value	223,162	117.52	Per SqFt
Agland Value			
Site Improvements	29,960		
Total Value	253,122	133.29	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	5987		86	86	26.66		2,293



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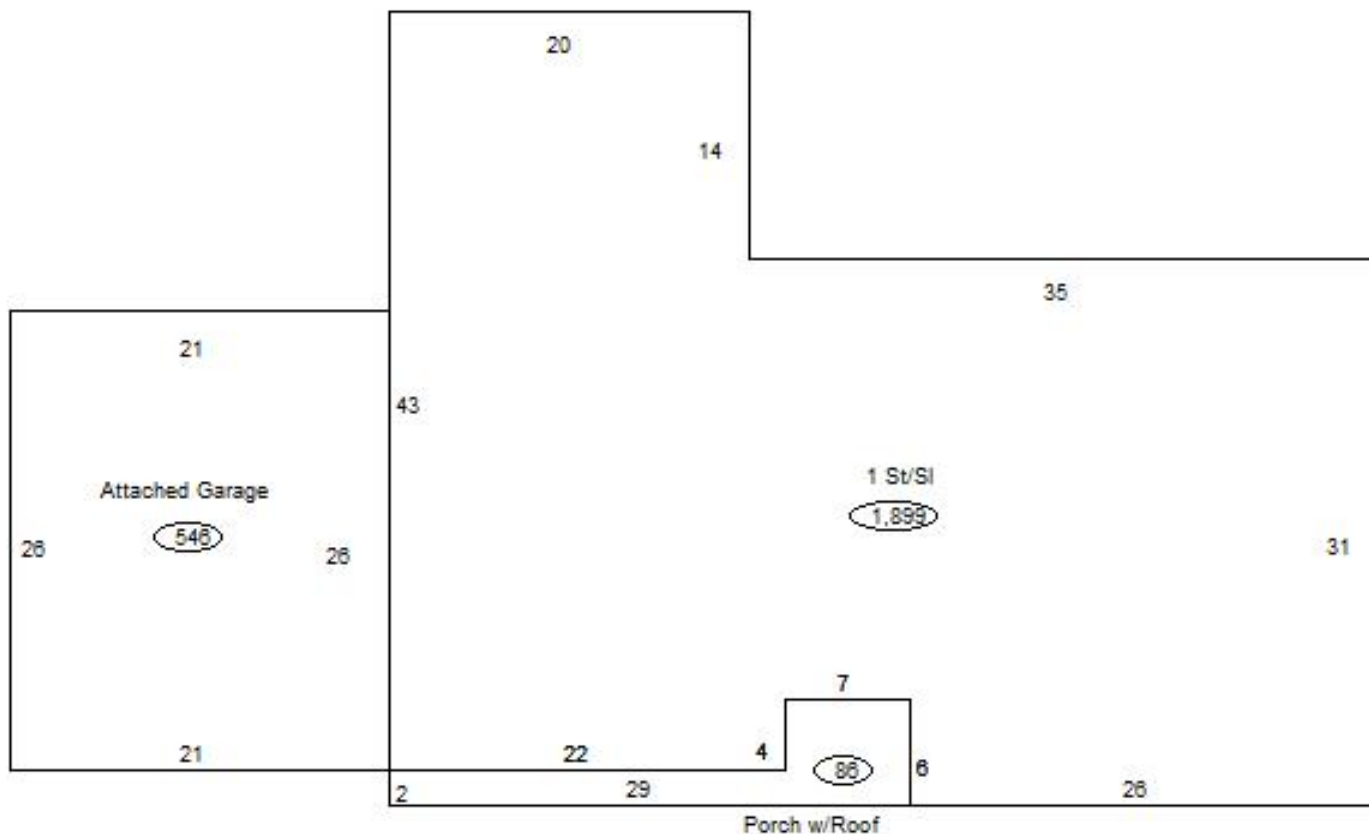
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	546	1.000	546
2	M	PRCH		13	SLBC	86	1.000	86
3	R	1	Slab	13	1 St/SI	1,899	1.000	1,899
Total Building Area						1,899		1,899



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	35x25x0			875
	Qual	Cond	Year	32019	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (34.24 x 875)	29,960		29,960	29,960