



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:49:14
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Assessment Data					Primary Image														
Account 660002266 Parcel ID 000000-00-0-00420-001-0005 Cadastral ID 03-21-14-02040 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 342431 GAYLORD, JOSHUA & JENNY 12228 N MARIAN AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12228 N MARIAN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1054 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-3\IMG_0009. 6/6/2022</p>														
Legal Description Lat/Long: 36.33131264 -95.81114648																			
LOT 5 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	MCDUFFIE , PAMELA JEAN	08/23/2023	345,000	YES										
					/	RODRIGUEZ, GEORGE H &	06/20/2018	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2024		Land Value 135,498	135,498	11%	14,905	Assessed	36,682	3,593.37										
Year Frozen	0		Improvements 197,969	197,969		21,777	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 333,467	333,467		36,682	Total Taxable	36,682	3,593.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002266	GAYLORD, JOSHUA & JENNY			16	331,101	0	36,421	3,568.00										
2024	2024-660002266	GAYLORD, JOSHUA & JENNY			16	345,067	0	37,958	3,647.00										
2023	2023-660002266	GAYLORD, JOSHUA & JENNY			16	144,255	1000	14,868	1,393.00										
2022	2022-660002266	MCDUFFIE , PAMELA JEAN			16	144,297	1000	14,605	1,431.00										
2021	2021-660002266	MCDUFFIE , PAMELA JEAN			16	152,961	1000	14,150	1,369.00										
2020	2020-660002266	MCDUFFIE , PAMELA JEAN			16	150,763	1000	13,709	1,324.00										
2019	2019-660002266	MCDUFFIE , PAMELA JEAN			16	147,474	1000	13,281	1,284.00										
2018	2018-660002266	RODRIGUEZ, PAMELA JEAN			16	152,594	1000	12,865	1,197.00										
2017	2017-660002266	RODRIGUEZ, GEORGE H &			16	151,457	1000	12,461	1,172.00										
2016	2016-660002266	RODRIGUEZ, GEORGE H &			16	147,907	1000	12,070	1,136.00										
2015	2015-660002266	RODRIGUEZ, GEORGE H &			16	144,514	1000	11,689	1,108.00										
2014	2014-660002266	RODRIGUEZ, GEORGE H &			16	145,523	1000	11,319	1,083.00										
2013	2013-660002266	RODRIGUEZ, GEORGE H &			16	139,365	1000	10,961	1,027.00										



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Lot Data		Square-Foot - NBHD 1054 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.2774		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	99,202.00 x .64 = 63,833		
Factor Value			
Adjustments	2.1227		
Lot Value	135,498		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,672 / 1,672
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,672
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	FULL -
Year/Eff Age	1979 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	193,555	115.76	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	110.15	Total Misc Impr	+ 7,424
Roofing Adj	+ 4.87	Garage Cost	+ 15,930
Subfloor Adj	+ -2.31	Total RCN	= 253,806
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 55,837
Plumbing Adj	+ 12.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 197,969
Adj Base Cost	= 137.83	Lot Value	+ 135,498
Total Area	x 1,672	Indicated Value	= 333,467
Adjusted Cost	= 230,452	Value Per SqFt	199.44

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,969		
Lot Value	135,498		
Indicated Value	333,467	199.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	333,467	199.44	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	5991		4x2	8	26.90		215
PATO	SLAB PORCH - OPEN	5992		12x12	144	11.07		1,594



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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	1,672	1.000	1,672
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	8	1.000	8
4	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						1,672		1,672