



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																			
<b>Account</b> 660002268 <b>Parcel ID</b> 000000-00-0-00420-001-0007 <b>Cadastral ID</b> 03-21-14-02060 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 16 - OWASSO/COLL FIRE <b>Name ID</b> 283466 SMITH, EDWARD W & KATHY K  12286 N MARIAN AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12286 N MARIAN AVE <b>Subdivision</b> KRISTIN HEIGHTS <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 14 / 5 <b>Neighborhood</b> 1054 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-3\IMG_0010. 6/6/2022</p>																			
<b>Legal Description</b> Lat/Long: 36.33198381 -95.81114687																								
LOT 6 & 7 BLOCK 1 KRISTIN HEIGHTS					<b>Building Permits</b> <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount										
Number	Description	Opened	Closed	Amount																				
<b>Exemptions</b>					<b>Sale History</b>																			
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>															
H	Homestead	Yes	1,000	1,000	1519/339	HARRIS, RICHARD D & JANDA-L	08/28/2003	131,500	YES															
					1180/312	HOFFMAN, ERNST &	06/23/1999	122,000	Yes															
					1043/366	ANTHONY, JACK D &	10/14/1996	94,500	No															
					852/414			74,000	No															
<b>Parcel Valuation</b>					<b>Assessment History</b>																			
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>																
Remove Cap	2004	Land Value	63,603	37,269	11%	4,100	Assessed	15,453	1,513.78															
Year Frozen	2012	Improvements	176,139	103,212		11,353	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00															
TIF Project ID	0	<b>Total Value</b>	239,742	140,481		15,453	<b>Total Taxable</b>	14,453	1,416.00															
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																	
2025	2025-660002268	SMITH, EDWARD W &	16	224,844	1000	14,453	1,416.00																	
2024	2024-660002268	SMITH, EDWARD W &	16	233,167	1000	14,453	1,388.00																	
2023	2023-660002268	SMITH, EDWARD W &	16	173,572	1000	14,453	1,354.00																	
2022	2022-660002268	SMITH, EDWARD W &	16	169,764	1000	14,453	1,416.00																	
2021	2021-660002268	SMITH, EDWARD W &	16	162,029	1000	14,453	1,398.00																	
2020	2020-660002268	SMITH, EDWARD W &	16	161,248	1000	14,453	1,396.00																	
2019	2019-660002268	SMITH, EDWARD W &	16	155,036	1000	14,453	1,397.00																	
2018	2018-660002268	SMITH, EDWARD W &	16	161,990	1000	14,453	1,345.00																	
2017	2017-660002268	SMITH, EDWARD W &	16	160,904	1000	14,453	1,359.00																	
2016	2016-660002268	SMITH, EDWARD W &	16	157,697	1000	14,453	1,361.00																	
2015	2015-660002268	SMITH, EDWARD W &	16	155,926	1000	14,453	1,371.00																	
2014	2014-660002268	SMITH, EDWARD W &	16	156,780	1000	14,453	1,383.00																	
2013	2013-660002268	SMITH, EDWARD W	16	151,194	1000	14,453	1,354.00																	



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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2 <b>Non-Ag Acres</b> 2.2635 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 98,598.00 x .65 = 63,603 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 63,603		<p style="text-align: right; color: orange;">06/02/2022</p> <p>\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2022-6-3\IMG_0010. 6/6/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	85% Frame, Siding, Wood 15% Veneer, Stone
<b>Base/Total Area</b>	1,410 / 1,410
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,410
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1982 / 33

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	109.23	<b>Total Misc Impr</b>	+ 6,581
<b>Roofing Adj</b>	+ 5.06	<b>Garage Cost</b>	+ 16,627
<b>Subfloor Adj</b>	+ -2.42	<b>Total RCN</b>	= 214,291
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 41%)</b>	- 87,859
<b>Plumbing Adj</b>	+ 11.01	<b>Lump Sums</b>	+ 12,239
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 138,671
<b>Adj Base Cost</b>	= 135.52	<b>Lot Value</b>	+ 63,603
<b>Total Area</b>	x 1,410	<b>Indicated Value</b>	= 202,274
<b>Adjusted Cost</b>	= 191,083	<b>Value Per SqFt</b>	143.46

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	217,102	153.97	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	138,671		
<b>Lot Value</b>	63,603		
<b>Indicated Value</b>	202,274	143.46	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	37,468		
<b>Total Value</b>	239,742	170.03	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	5995	9x4		36	26.82		966
WODO	WOOD DECK - OPEN	5996	770		770	16.91	6%	12,239



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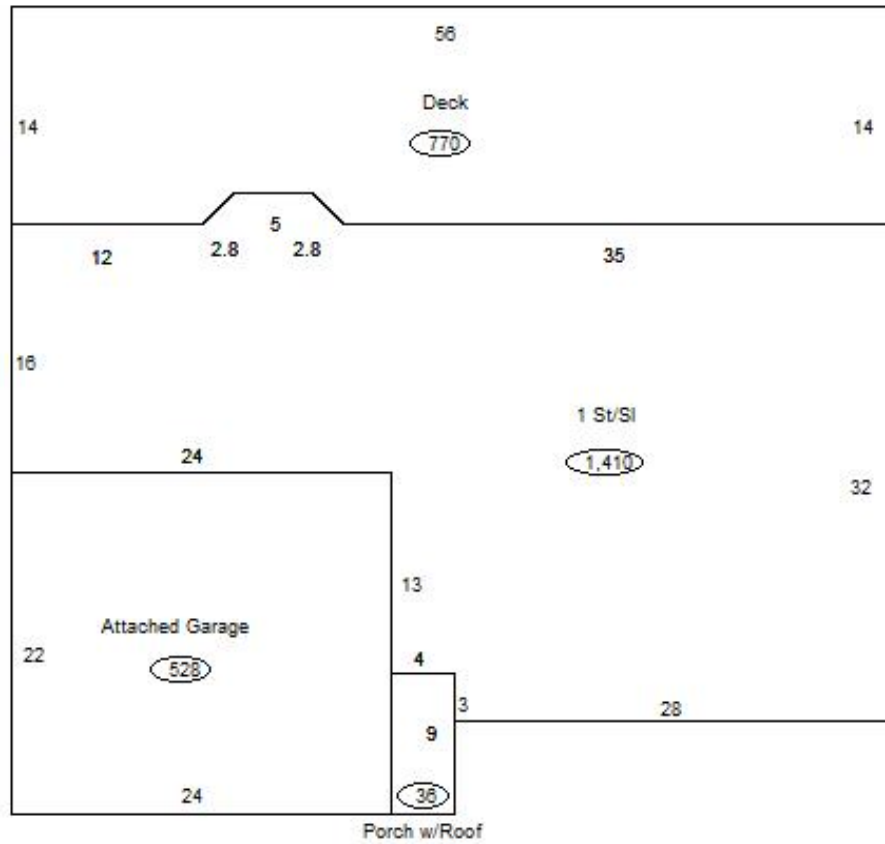
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Sketch Image

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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	1,410	1.000	1,410
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	36	1.000	36
4	M	WODO		13	WODO	770	1.000	770
<b>Total Building Area</b>						1,410		1,410



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.71 x 1,500)		43,065	43,065	8,613	34,452
	BARN	BARN	24x34x0			816
	Qual 3	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.32 x 816)		10,053	10,053	7,037	3,016