



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:02:50
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002270 Parcel ID 000000-00-0-00420-002-0001 Cadastral ID 03-21-14-02080 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 331054 COLE, BENJAMIN L & JESSICA DAWN REVOCABLE LIVING TRUST 14521 KRISTIN AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 14521 E KRISTIN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1054 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.33319262 -95.81116607																																																																																																																									
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>R22 180</td> <td>R23 NEW DTCH ACC BLDG</td> <td>05/2022</td> <td>09/2022</td> <td>15,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 180	R23 NEW DTCH ACC BLDG	05/2022	09/2022	15,000																																																																																																						
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Time 07:02:50
Page 2

Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.9563	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	85,215.00 x .68 = 58,137	
Factor Value		
Adjustments	1.0000	
Lot Value	58,137	

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, Wood
Base/Total Area	2,450 / 2,450
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,450
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1978 / 22



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	235,241	96.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	25,700		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	248,828		
Lot Value	58,137		
Indicated Value	306,965	125.29	Per SqFt
Agland Value			
Site Improvements	30,032		
Total Value	336,997	137.55	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.28	Total Misc Impr	+	16,921			
Roofing Adj	+ 4.52	Garage Cost	+				
Subfloor Adj	+ -2.17	Total RCN	=	336,254			
Heat/Cool Adj	+ 12.64	Depreciation (26%)	-	87,426			
Plumbing Adj	+ 9.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	248,828			
Adj Base Cost	= 130.34	Lot Value	+	58,137			
Total Area	x 2,450	Indicated Value	=	306,965			
Adjusted Cost	= 319,333	Value Per SqFt		125.29			

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
PATO	SLAB PORCH - OPEN	6001		170	170	10.83		1,841
PRCH	SLAB PORCH - COVERED	6002	18x10		180	26.36		4,745
PRCH	SLAB PORCH - COVERED	6003	179		179	26.37		4,720



Rogers

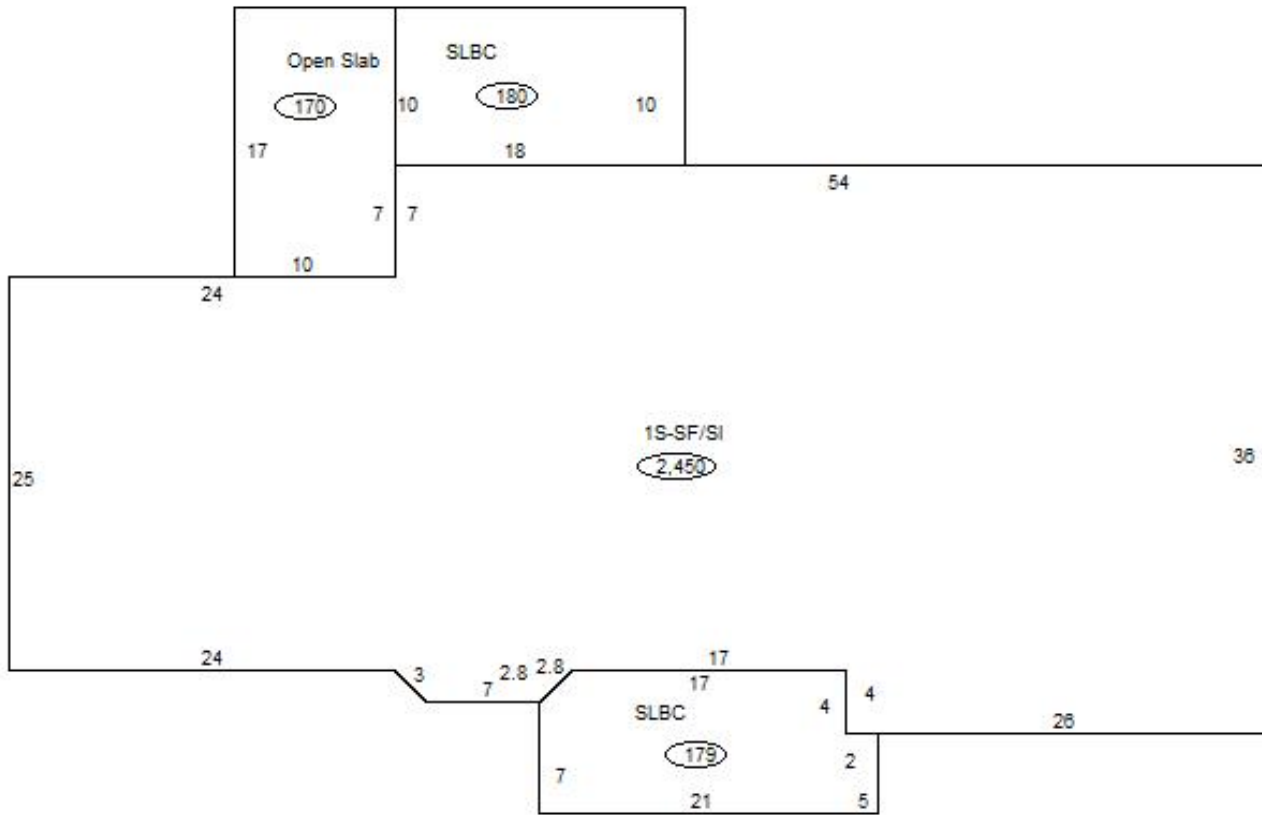
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 Time 07:02:50
 Page 3

Sketch Image

660002270



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PATO		13	Open Slab	170	1.000	170
2	M	PRCH		13	SLBC	180	1.000	180
3	M	PRCH		13	SLBC	179	1.000	179
4	R	1	Slab	13	1S-SF/SI	2,450	1.000	2,450
Total Building Area						2,450		2,450



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Page 4

660002270

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	24x40x0		Formed Metal	960
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (32.93 x 960)	31,613	31,613	1,581	30,032