



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:49:17  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002271 <b>Parcel ID</b> 000000-00-0-00420-002-0002 <b>Cadastral ID</b> 03-21-14-02090 <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> 290439 LONGWELL, MARK B &  BRUCE R LONGWELL 12404 N MARIAN AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12404 N MARIAN AVE <b>Subdivision</b> KRISTIN HEIGHTS <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - 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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33360987 -95.81113657																																																																																																																									
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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2894	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	99,724.00 x .64 = 64,031	
Factor Value		
Adjustments	1.0000	
Lot Value	64,031	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,411 / 1,411
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,411
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-3\IMG\_0014. 6/6/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	222,139	157.43	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	104.11	Total Misc Impr	+	10,257	
Roofing Adj	+ 4.59	Garage Cost	+	14,821	
Subfloor Adj	+ -1.21	Total RCN	=	202,159	
Heat/Cool Adj	+ 11.47	Depreciation ( 43%)	-	86,928	
Plumbing Adj	+ 6.54	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	115,231	
Adj Base Cost	= 125.50	Lot Value	+	64,031	
Total Area	x 1,411	Indicated Value	=	179,262	
Adjusted Cost	= 177,081	Value Per SqFt		127.05	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,231		
Lot Value	64,031		
Indicated Value	179,262	127.05	Per SqFt
Agland Value			
Site Improvements	57,598		
Total Value	236,860	167.87	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	6008	14x12		168	23.69		3,980
PRCH	SLAB PORCH - COVERED	6009	7x7		49	24.11		1,181



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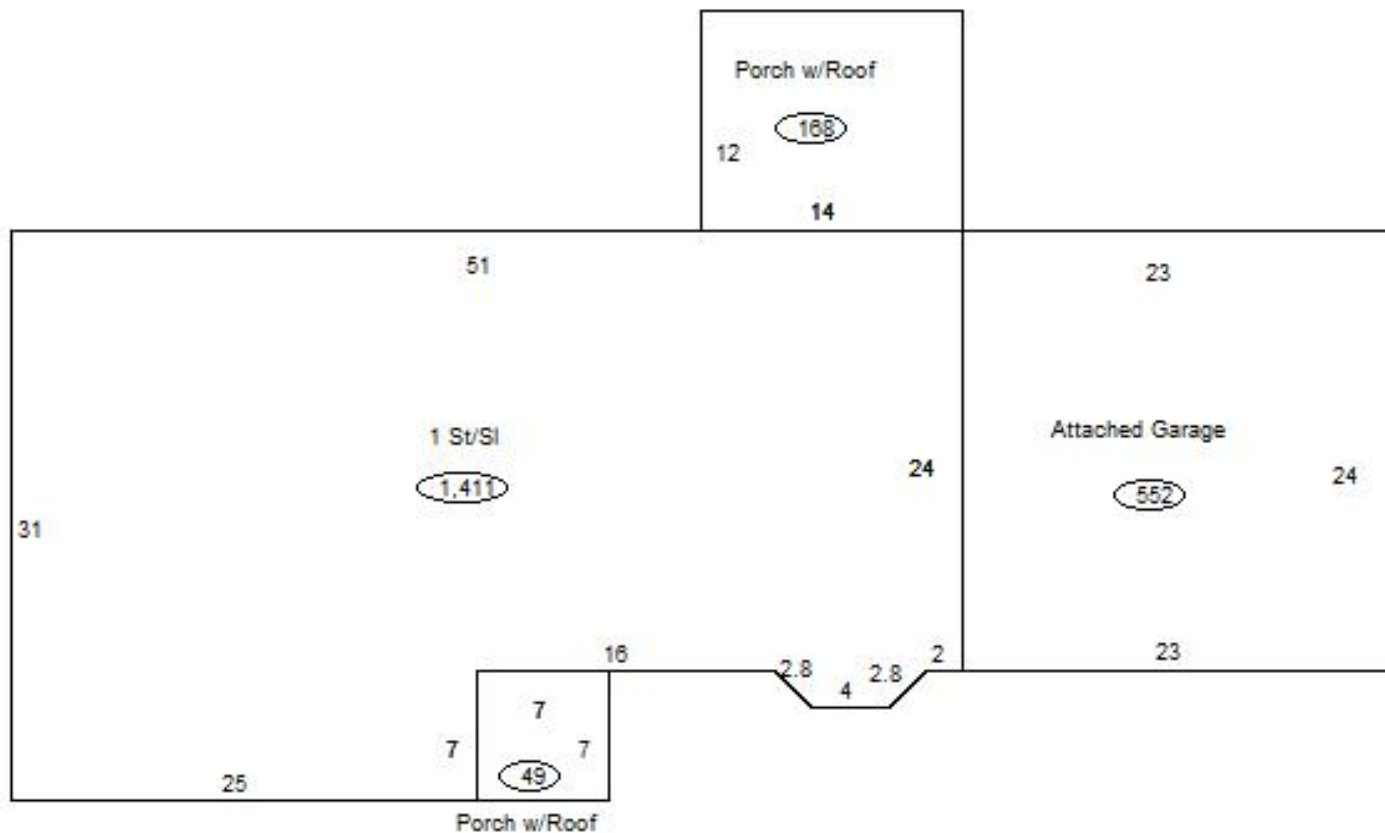
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### Sketch Image

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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	1,411	1.000	1,411
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	49	1.000	49
<b>Total Building Area</b>						1,411		1,411



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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 2015	Eff Age 8		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (28.71 x 1,500)	43,065	43,065	6,460	36,605
	UTIL	SHOP BUILDING	50x15x0			750
	Qual 2	Cond 3	Year 2015	Eff Age 8		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.93 x 750)	24,698	24,698	3,705	20,993