



# 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> 660002272 <b>Parcel ID</b> 000000-00-0-00420-002-0003 <b>Cadastral ID</b> 03-21-14-02100 <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> 133874 WILLYARD, TIMOTHY J  12428 N MARIAN AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12428 N MARIAN AVE <b>Subdivision</b> KRISTIN HEIGHTS <b>Lot/Block</b> 0003 / 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					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-3\IMG_0015. 6/6/2022</p>														
<b>Legal Description</b> Lat/Long: 36.33407779 -95.81115722																			
LOT 3 BLOCK 2 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> </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															
<b>Parcel Valuation</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	0	Land Value 64,114	39,492	11%	4,344	Assessed	14,470	1,417.48											
Year Frozen	0	Improvements 97,256	92,054		10,126	Penalty	0												
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00											
TIF Project ID	0	Total Value 161,370	131,546		14,470	Total Taxable	13,470	1,320.00											
<b>Assessment History</b>																			
<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	2025-660002272	WILLYARD, TIMOTHY J	16	160,490	1000	13,049	1,278.00												
2024	2024-660002272	WILLYARD, TIMOTHY J	16	167,636	1000	12,640	1,214.00												
2023	2023-660002272	WILLYARD, TIMOTHY J	16	120,385	1000	12,242	1,147.00												
2022	2022-660002272	WILLYARD, TIMOTHY J	16	118,668	1000	12,053	1,181.00												
2021	2021-660002272	WILLYARD, TIMOTHY J	16	126,035	1000	12,864	1,244.00												
2020	2020-660002272	WILLYARD, TIMOTHY J	16	124,311	1000	12,674	1,224.00												
2019	2019-660002272	WILLYARD, TIMOTHY J	16	122,135	1000	12,435	1,202.00												
2018	2018-660002272	WILLYARD, TIMOTHY J	16	130,979	1000	12,497	1,163.00												
2017	2017-660002272	WILLYARD, TIMOTHY J	16	130,066	1000	12,104	1,139.00												
2016	2016-660002272	WILLYARD, TIMOTHY J	16	127,202	1000	11,722	1,104.00												
2015	2015-660002272	WILLYARD, TIMOTHY J	16	127,051	1000	11,351	1,076.00												
2014	2014-660002272	WILLYARD, TIMOTHY J	16	127,958	1000	10,992	1,052.00												
2013	2013-660002272	WILLYARD, TIMOTHY J	16	124,203	1000	10,643	997.00												



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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2943	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	99,942.00 x .64 = 64,114	
Factor Value		
Adjustments	1.0000	
Lot Value	64,114	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	1,606 / 1,606
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,606
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 47



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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	169,350	105.45	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	97.82	Total Misc Impr	+	2,857			
Roofing Adj	+ 4.36	Garage Cost	+	13,810			
Subfloor Adj	+ -1.15	Total RCN	=	211,427			
Heat/Cool Adj	+ 11.47	Depreciation ( 54%)	-	114,171			
Plumbing Adj	+ 8.77	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	97,256			
Adj Base Cost	= 121.27	Lot Value	+	64,114			
Total Area	x 1,606	Indicated Value	=	161,370			
Adjusted Cost	= 194,760	Value Per SqFt		100.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	97,256		
Lot Value	64,114		
Indicated Value	161,370	100.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	161,370	100.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6012	14x4		56	24.09		1,349
PATO	SLAB PORCH - OPEN	6013	12x12		144	10.47		1,508



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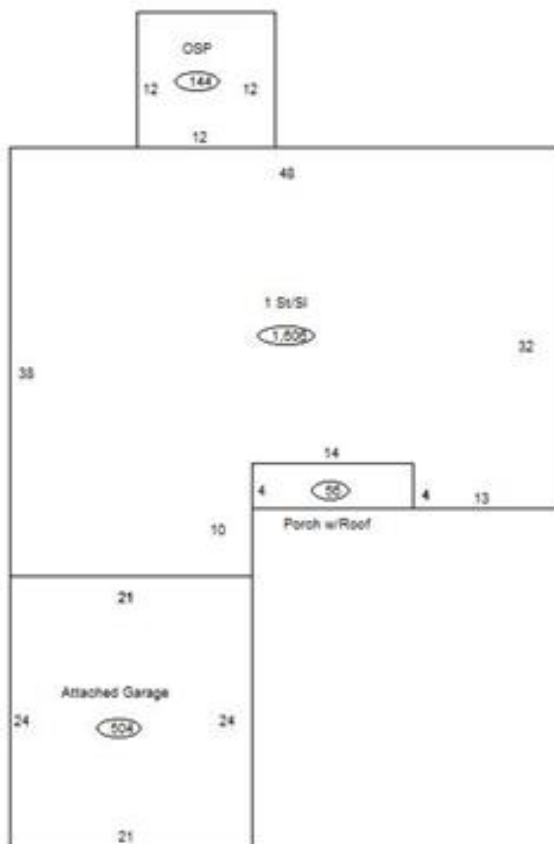
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Sketch Image

660002272



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,606	1.000	1,606
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PATO		13	Open Slab	144	1.000	144
<b>Total Building Area</b>						<b>1,606</b>		<b>1,606</b>