



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:52:18
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Assessment Data					Primary Image														
Account 660002273 Parcel ID 000000-00-0-00420-002-0004 Cadastral ID 03-21-14-02110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 266293 WILLYARD, TIMOTHY J & SHEILA MARIE 12428 N MARIAN AVE COLLINSVILLE OK 74021-5115 Parcel Location Situs 12428 N MARIAN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1054 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					No Image On File														
Legal Description Lat/Long: 36.33454676 -95.81118945					Building Permits														
LOT 4 BLOCK 2 KRISTIN HEIGHTS					<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										
					1075/775	LECOUR, WILLIAM G	07/07/1997	21,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0	Land Value	62,955	34,972	11%	3,847	Assessed	3,847	376.85										
Year Frozen	0	Improvements	0	0		0	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	62,955	34,972		3,847	Total Taxable	3,847	377.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002273	WILLYARD, TIMOTHY J &			16	62,955	0	3,664	359.00										
2024	2024-660002273	WILLYARD, TIMOTHY J &			16	62,955	0	3,489	335.00										
2023	2023-660002273	WILLYARD, TIMOTHY J &			16	35,000	0	3,323	311.00										
2022	2022-660002273	WILLYARD, TIMOTHY J &			16	35,000	0	3,165	310.00										
2021	2021-660002273	WILLYARD, TIMOTHY J &			16	35,000	0	3,014	292.00										
2020	2020-660002273	WILLYARD, TIMOTHY J &			16	35,000	0	2,871	277.00										
2019	2019-660002273	WILLYARD, TIMOTHY J &			16	35,000	0	2,734	264.00										
2018	2018-660002273	WILLYARD, TIMOTHY J &			16	35,000	0	2,604	242.00										
2017	2017-660002273	WILLYARD, TIMOTHY J &			16	35,000	0	2,480	233.00										
2016	2016-660002273	WILLYARD, TIMOTHY J &			16	35,000	0	2,362	222.00										
2015	2015-660002273	WILLYARD, TIMOTHY J &			16	35,000	0	2,250	213.00										
2014	2014-660002273	WILLYARD, TIMOTHY J &			16	35,000	0	2,143	205.00										
2013	2013-660002273	WILLYARD, TIMOTHY J &			16	35,000	0	2,041	191.00										



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Lot Data		Square-Foot - NBHD 1054 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.2243							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	96,892.00 x .65 = 62,955							
Factor Value								
Adjustments	1.0000							
Lot Value	62,955							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	62,955				
Total Area	x	Indicated Value	=	62,955				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value	62,955							
Indicated Value	62,955	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	62,955	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value