



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660002276 Parcel ID 000000-00-0-00420-002-0007 Cadastral ID 03-21-14-02140 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 266026 NICHOLS, RICK ALAN & RENA KELLENE CO TRUSTEES 14520 E 126TH ST N COLLINSVILLE OK 74021-0000																																																																																																																									
Parcel Location Situs 14520 E 126TH ST N Subdivision KRISTIN HEIGHTS Lot/Block 0007 / 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: 36.33561393 -95.81089905 LOT 7 BLOCK 2 KRISTIN HEIGHTS					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.3436 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 102,086.00 x .64 = 64,929 Factor Value Adjustments 1.0000 Lot Value 64,929		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,032 / 2,032
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,032
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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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	233,773	115.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	34,550		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,432		
Lot Value	64,929		
Indicated Value	228,361	112.38	Per SqFt
Agland Value			
Site Improvements	21,979		
Total Value	250,340	123.20	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.11	Total Misc Impr	+ 8,823				
Roofing Adj	+ 4.68	Garage Cost	+ 14,003				
Subfloor Adj	+ -2.19	Total RCN	= 286,722				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 123,290				
Plumbing Adj	+ 7.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 163,432				
Adj Base Cost	= 129.87	Lot Value	+ 64,929				
Total Area	x 2,032	Indicated Value	= 228,361				
Adjusted Cost	= 263,896	Value Per SqFt	112.38				

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	6023	10x6		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	6024	15x4		60	26.74		1,604



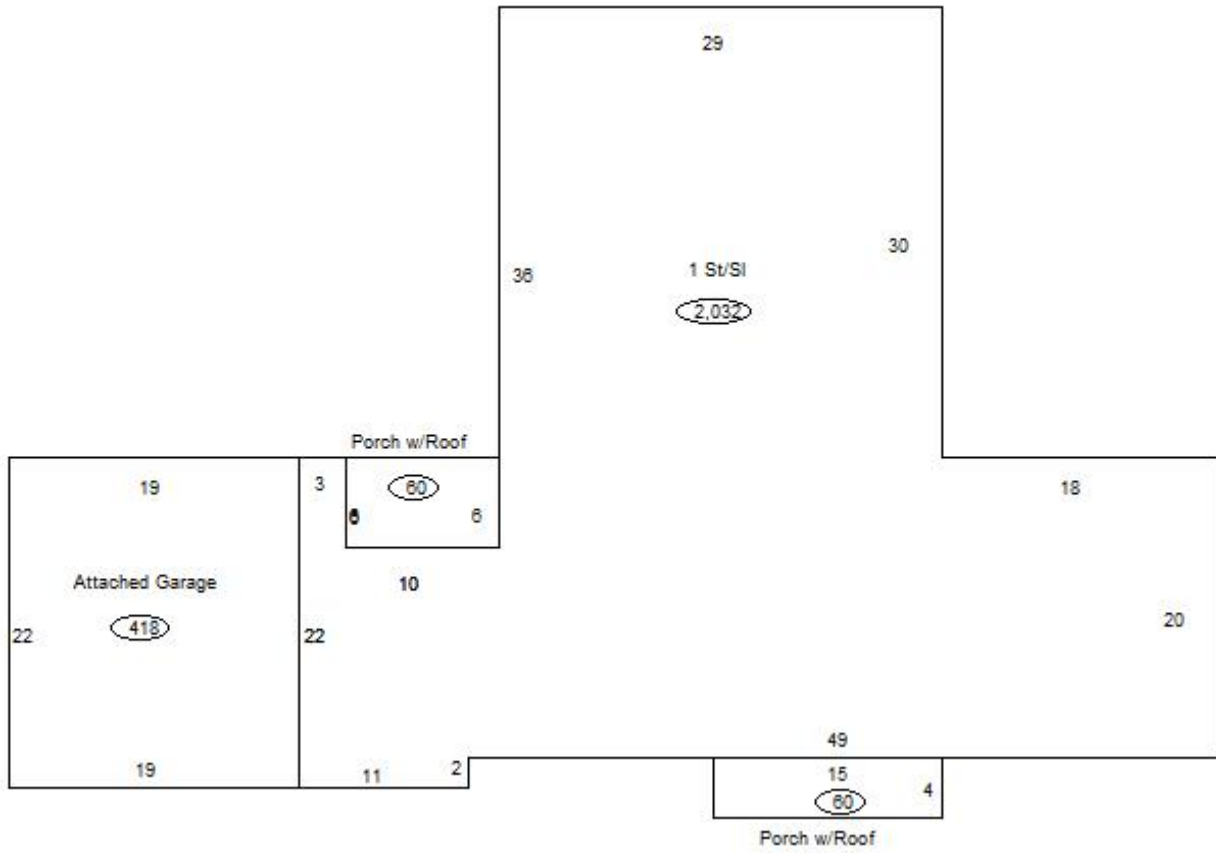
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Sketch Image

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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	2,032	1.000	2,032
2	M	PRCH		13	SLBC	60	1.000	60
3	M	PRCH		13	SLBC	60	1.000	60
4	G	1		13	Attached Garage	418	1.000	418
Total Building Area						2,032		2,032



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			600	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 600)		6,288		6,288	1,572	4,716
	UTIL	SHOP BUILDING	0x0x0			768	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (29.97 x 768)		23,017		23,017	5,754	17,263
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x)						