



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660002282 Parcel ID 000000-00-0-00420-002-0013 Cadastral ID 03-21-14-02200 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 325195 MUNGER, BARBARA C REVOCABLE TRUST 12441 N MARIAN AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12441 N MARIAN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0013 / 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: 36.33453786 -95.80885824																																																																																																																									
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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4148	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	105,188.00 x .63 = 66,107	
Factor Value		
Adjustments	1.0000	
Lot Value	66,107	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	3,033 / 3,033
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,033
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	500 Built-In Garage
Remodel	
Year/Eff Age	1981 / 45

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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	305,806	100.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	197,880		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,924		
Lot Value	66,107		
Indicated Value	259,031	85.40	Per SqFt
Agland Value			
Site Improvements	10,162		
Total Value	269,193	88.75	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.36	Total Misc Impr	+	11,478			
Roofing Adj	+ 4.37	Garage Cost	+	13,595			
Subfloor Adj	+ -2.06	Total RCN	=	385,848			
Heat/Cool Adj	+ 12.64	Depreciation (50%)	-	192,924			
Plumbing Adj	+ 8.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	192,924			
Adj Base Cost	= 118.95	Lot Value	+	66,107			
Total Area	x 3,033	Indicated Value	=	259,031			
Adjusted Cost	= 360,775	Value Per SqFt		85.40			

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	6047	4x3		12	11.48		138
CPDT	CARPORT - DETACHED	6048	28x18		504	11.36		5,725



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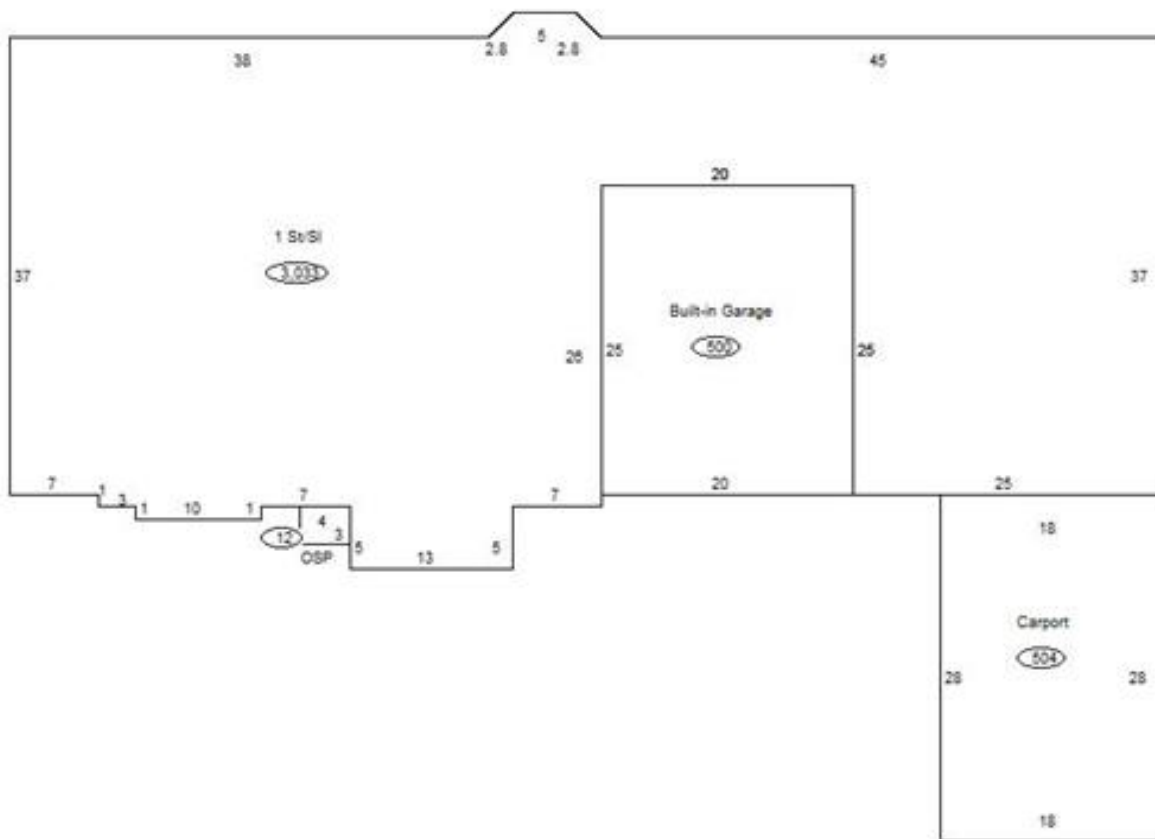
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Sketch Image

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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	3,033	1.000	3,033
2	G	8		13	Built-in Garage	500	1.000	500
3	M	PATO		13	Open Slab	12	1.000	12
4	M	CPDT		13	Carport	504	1.000	504
Total Building Area						3,033		3,033



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,520
	Qual 3	Cond 3	Year 2008	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (8.78 x 2,520)		22,126		22,126	13,497	8,629
	LT	LEAN-TO	0x0x0			1,050
	Qual 3	Cond 3	Year 2008	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (2.92 x 1,050)		3,066		3,066	1,533	1,533