



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 660002283 Parcel ID 000000-00-0-00420-002-0014 Cadastral ID 03-21-14-02210 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 295417 ZWOSTA, NORBERT H & SHARON K 12431 N MARIAN AVE COLLINSVILLE OK 74021-0000																			
Parcel Location Situs 12431 N MARIAN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0014 / 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: 36.33407726 -95.80887486					Building Permits														
LOT 14 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										
H	Homestead	Yes	1,000	1,000	1880/331	WHITMIRE, SHARON WILSON &	06/20/2007	164,000	YES										
					1092/781	BUSCHMAN, EDITH D	12/22/1997	87,000	Yes										
					855/738			78,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2008		Land Value 67,351	50,133	11%	5,515	Assessed	18,646	1,826.56										
Year Frozen	0		Improvements 123,041	119,371		13,131	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 190,392	169,504		18,646	Total Taxable	17,646	1,729.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002283	ZWOSTA, NORBERT H &			16	183,738	1000	17,103	1,675.00										
2024	2024-660002283	ZWOSTA, NORBERT H &			16	189,699	1000	16,575	1,592.00										
2023	2023-660002283	ZWOSTA, NORBERT H &			16	155,121	1000	16,063	1,505.00										
2022	2022-660002283	ZWOSTA, NORBERT H &			16	155,386	1000	16,092	1,577.00										
2021	2021-660002283	ZWOSTA, NORBERT H &			16	157,278	1000	16,301	1,577.00										
2020	2020-660002283	ZWOSTA, NORBERT H &			16	155,106	1000	15,990	1,545.00										
2019	2019-660002283	ZWOSTA, NORBERT H &			16	149,955	1000	15,495	1,498.00										
2018	2018-660002283	ZWOSTA, NORBERT H &			16	154,298	1000	15,973	1,487.00										
2017	2017-660002283	ZWOSTA, NORBERT H &			16	153,211	1000	15,853	1,491.00										
2016	2016-660002283	ZWOSTA, NORBERT H &			16	149,839	1000	15,482	1,458.00										
2015	2015-660002283	ZWOSTA, NORBERT H &			16	146,479	1000	15,113	1,433.00										
2014	2014-660002283	ZWOSTA, NORBERT H &			16	147,592	1000	15,009	1,437.00										
2013	2013-660002283	ZWOSTA, NORBERT H &			16	141,301	1000	14,543	1,362.00										



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Lot Data		Square-Foot - NBHD 1054 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.4899							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	108,460.00 x .62 = 67,351							
Factor Value								
Adjustments	1.0000							
Lot Value	67,351							
Residential Data								
Type	1 Single Family Residence							
Condition	2 - Fair							
Quality	3 - Average							
Architecture								
Style	100% One Story							
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood							
Base/Total Area	1,418 / 1,418							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,418							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	662 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1977 / 49							
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	209,256	147.57	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	101,261							
Lot Value	67,351							
Indicated Value	168,612	118.91	Per SqFt					
Agland Value								
Site Improvements	21,780							
Total Value	190,392	134.27	Total Value Per SqFt					
Cost Approach								
Manual : 01/2025								
Base Cost	108.87	Total Misc Impr	+	8,750				
Roofing Adj	+ 4.95	Garage Cost	+	19,966				
Subfloor Adj	+ -2.41	Total RCN	=	220,132				
Heat/Cool Adj	+ 12.64	Depreciation (54%)	-	118,871				
Plumbing Adj	+ 10.94	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	101,261				
Adj Base Cost	= 134.99	Lot Value	+	67,351				
Total Area	x 1,418	Indicated Value	=	168,612				
Adjusted Cost	= 191,416	Value Per SqFt		118.91				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6051	28x4		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	6052	20x11		220	26.24		5,773

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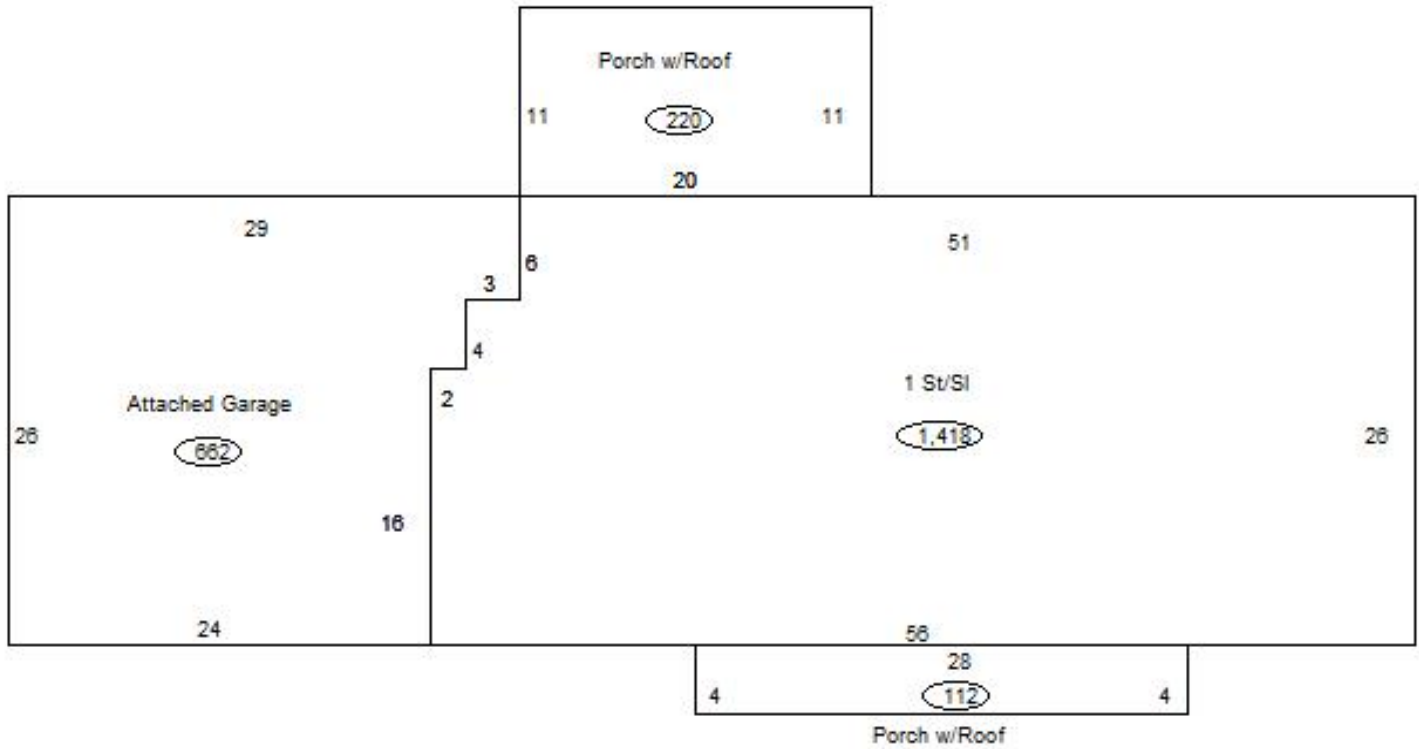
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Sketch Image

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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	1,418	1.000	1,418
2	G	1		13	Attached Garage	662	1.000	662
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	220	1.000	220
Total Building Area						1,418		1,418



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2003	Eff Age 17		
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (30.25 x 1,200)	36,300	36,300	14,520	21,780