



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:17:00
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Assessment Data					Primary Image																																																																																																																				
Account 660002284 Parcel ID 000000-00-0-00420-002-0015 Cadastral ID 03-21-14-02220 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 314970 ORCUTT, ANDREW & HEATHER GORDON 12383 N MARIAN AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12383 N MARIAN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0015 / 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: 36.33361610 -95.80886312																																																																																																																									
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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4856 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 108,274.00 x .62 = 67,280 Factor Value Adjustments 1.0000 Lot Value 67,280		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Stone
Base/Total Area	1,924 / 1,924
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,924
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 31

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-6\IMG_0003. 6/6/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	225,118	117.01	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.26	Total Misc Impr	+ 13,442				
Roofing Adj	+ 4.74	Garage Cost	+ 14,968				
Subfloor Adj	+ -2.23	Total RCN	= 273,662				
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 106,728				
Plumbing Adj	+ 8.06	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 166,934				
Adj Base Cost	= 127.47	Lot Value	+ 67,280				
Total Area	x 1,924	Indicated Value	= 234,214				
Adjusted Cost	= 245,252	Value Per SqFt	121.73				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,934		
Lot Value	67,280		
Indicated Value	234,214	121.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,214	121.73	Total Value Per SqFt

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	6055	14x7		98	26.62		2,609
PRCH	SLAB PORCH - COVERED	6056	13x7		91	26.65		2,425
PRCH	SLAB PORCH - COVERED	6057	21x5		105	26.60		2,793



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Sketch Image

660002284



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,924	1.000	1,924
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	98	1.000	98
4	M	PRCH		13	SLBC	91	1.000	91
5	M	PRCH		13	SLBC	105	1.000	105
Total Building Area						1,924		1,924