



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:00:36  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002285 <b>Parcel ID</b> 000000-00-0-00420-002-0016 <b>Cadastral ID</b> 03-21-14-02230 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 16 - OWASSO/COLL FIRE <b>Name ID</b> 269677 MEDLOCK, JASON LEE &  SUZANNE 12371 N MARIAN AVE COLLINSVILLE OK 74021-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 12371 N MARIAN AVE <b>Subdivision</b> KRISTIN HEIGHTS <b>Lot/Block</b> 0016 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 14 / 5 <b>Neighborhood</b> 1054 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33315598 -95.80886224 LOT 16 BLOCK 2 KRISTIN HEIGHTS					<b>Building Permits</b> <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 colspan="5"> </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	2.4796	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	108,011.00 x .62 = 67,180	
Factor Value		
Adjustments	1.0000	
Lot Value	67,180	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,970 / 1,970
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,970
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	680 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 49



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-6\IMG\_0004. 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	209,646	106.42	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	91.95	Total Misc Impr	+	20,522			
Roofing Adj	+ 4.50	Garage Cost	+	14,960			
Subfloor Adj	+ 0.00	Total RCN	=	258,407			
Heat/Cool Adj	+ 10.30	Depreciation ( 58%)	-	149,876			
Plumbing Adj	+ 6.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	108,531			
Adj Base Cost	= 113.16	Lot Value	+	67,180			
Total Area	x 1,970	Indicated Value	=	175,711			
Adjusted Cost	= 222,925	Value Per SqFt		89.19			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,531		
Lot Value	67,180		
Indicated Value	175,711	89.19	Per SqFt
Agland Value			
Site Improvements	28,267		
Total Value	203,978	103.54	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	4,576.55		4,577
PATO	SLAB PORCH - OPEN	6060	27x18		486	7.67		3,728
PATO	SLAB PORCH - OPEN	6061	18x14		252	8.63		2,175
PATO	SLAB PORCH - OPEN	6062	8x4		32	10.24		328
PRCH	SLAB PORCH - COVERED	6063	22x22		484	20.07		9,714



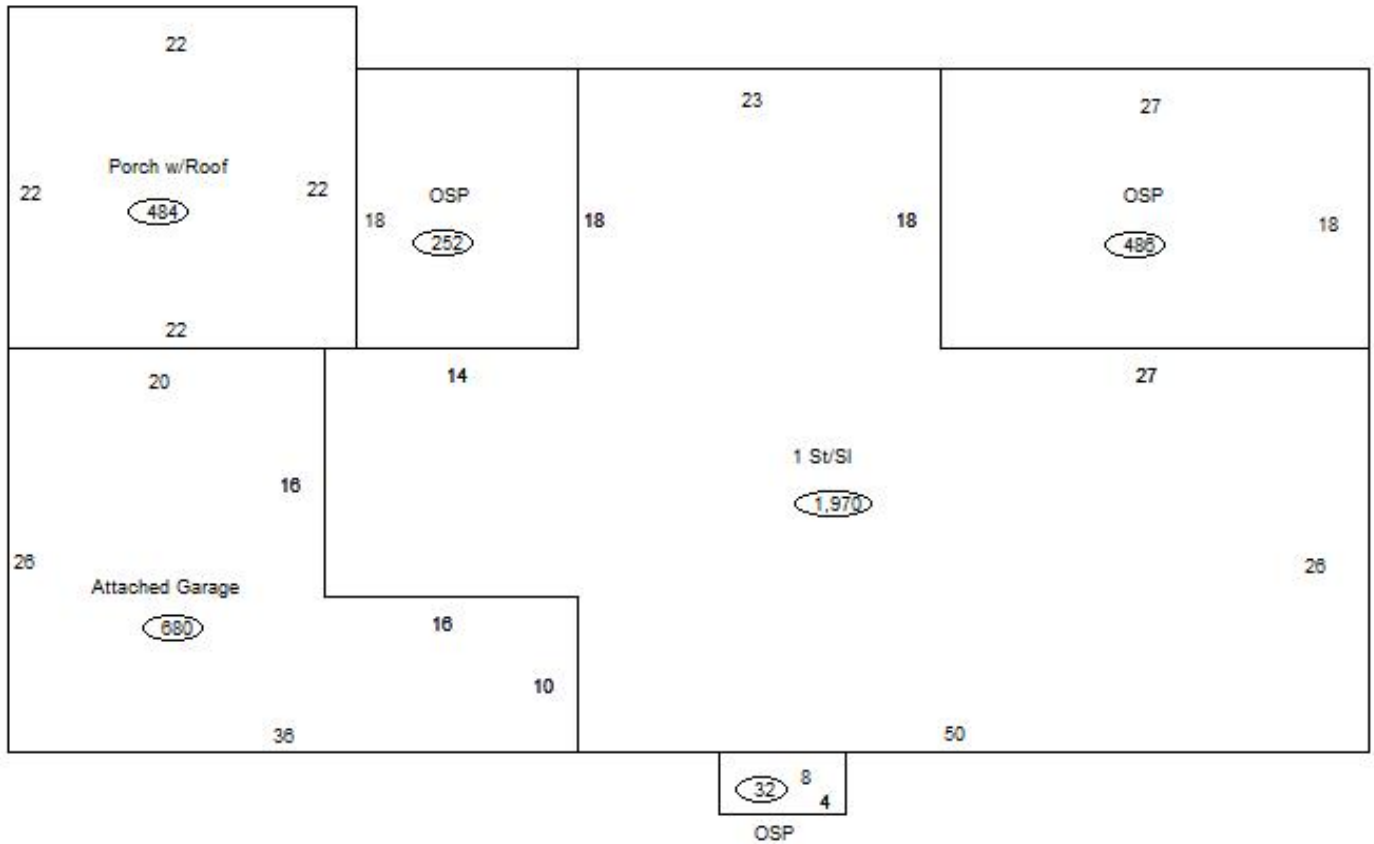
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Sketch Image

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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	1,970	1.000	1,970
2	G	1		13	Attached Garage	680	1.000	680
3	M	PATO		13	Open Slab	486	1.000	486
4	M	PATO		13	Open Slab	252	1.000	252
5	M	PATO		13	Open Slab	32	1.000	32
6	M	PRCH		13	SLBC	484	1.000	484
<b>Total Building Area</b>						<b>1,970</b>		<b>1,970</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (28.71 x 1,500) 43,065		<b>Modifier Total</b>	<b>RCN</b> 43,065	<b>Depr (35% Phys/ % Func)</b> 15,073	<b>RCNLD</b> 27,992
	STF	STG FAIR	0x0x0			196
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x 196) 917		<b>Modifier Total</b>	<b>RCN</b> 917	<b>Depr (70% Phys/ % Func)</b> 642	<b>RCNLD</b> 275