



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:00:38
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Assessment Data					Primary Image																																																																																																																				
Account 660002286 Parcel ID 000000-00-0-00420-002-0017 Cadastral ID 03-21-14-02240 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 134454 SIMEROTH, ROGER A 12341 N MARIAN AVE COLLINSVILLE OK 74021-5252 Parcel Location Situs 12341 N MARIAN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0017 / 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: 36.33267695 -95.80886865																																																																																																																									
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Lot Data		Square-Foot - NBHD 1054 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.7211		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	118,531.00 x .60 = 71,178		
Factor Value			
Adjustments	1.0000		
Lot Value	71,178		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-6\IMG_0005. 6/6/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,454 / 1,954
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,454
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,517	98.52	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	78.03	Total Misc Impr	+ 2,572				
Roofing Adj	+ 3.04	Garage Cost	+ 13,001				
Subfloor Adj	+ 0.00	Total RCN	= 206,752				
Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 101,308				
Plumbing Adj	+ 6.47	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 105,444				
Adj Base Cost	= 97.84	Lot Value	+ 71,178				
Total Area	x 1,954	Indicated Value	= 176,622				
Adjusted Cost	= 191,179	Value Per SqFt	90.39				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,444		
Lot Value	71,178		
Indicated Value	176,622	90.39	Per SqFt
Agland Value			
Site Improvements	23,128		
Total Value	199,750	102.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6066	123		123	20.91		2,572



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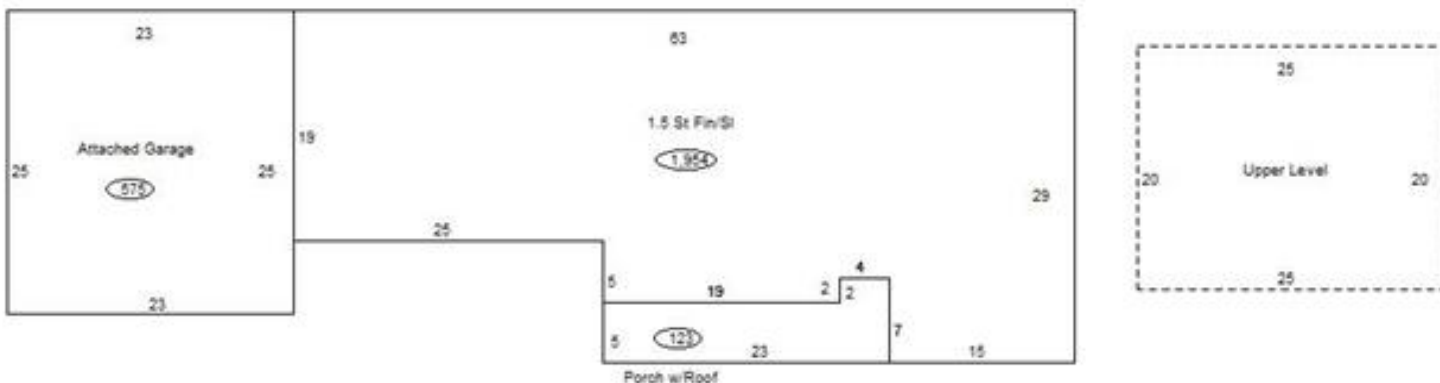
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Sketch Image

660002286



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,454	1.344	1,954
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	123	1.000	123
4	U	^UL		13	Upper Level	500	1.000	500
Total Building Area						1,454		1,954



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA STG AVG		12x16x0			192
	Qual 3	Cond 3	Year 2018	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (7.02 x 192)		1,348		1,348		1,348
	UTIL SHOP BUILDING		0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	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