



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 660002287 Parcel ID 000000-00-0-00420-002-0018 Cadastral ID 03-21-14-02250 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 271257 WILSON, MARTHA ANN & MARK EDWARD 12295 N MARIAN AVE COLLINSVILLE OK 74021-0000																																																																																																																									
Parcel Location Situs 12295 N MARIAN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0018 / 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 Lat/Long: 36.33220195 -95.80887514 LOT 18 BLOCK 2 KRISTIN HEIGHTS					Building Permits <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																																																																																																											
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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4239 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 105,586.00 x .63 = 66,259 Factor Value Adjustments 1.0000 Lot Value 66,259		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,447 / 1,447
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,447
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	556 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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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	165,470	114.35	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	106.12	Total Misc Impr	+	11,596			
Roofing Adj	+ 4.56	Garage Cost	+	14,906			
Subfloor Adj	+ -1.19	Total RCN	=	215,610			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	94,868			
Plumbing Adj	+ 9.73	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	120,742			
Adj Base Cost	= 130.69	Lot Value	+	66,259			
Total Area	x 1,447	Indicated Value	=	187,001			
Adjusted Cost	= 189,108	Value Per SqFt		129.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,742		
Lot Value	66,259		
Indicated Value	187,001	129.23	Per SqFt
Agland Value			
Site Improvements	1,227		
Total Value	188,228	130.08	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	6070	24x5		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	6071	153		153	23.75		3,634



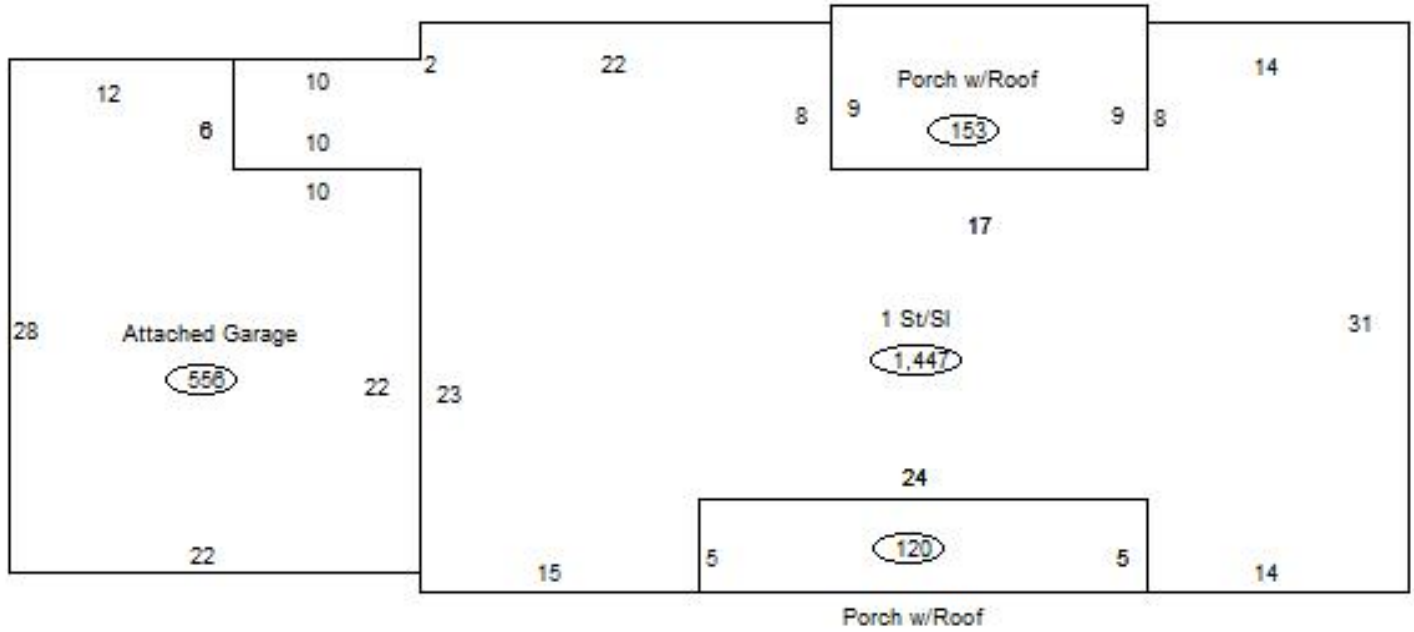
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Sketch Image

660002287



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,447	1.000	1,447
2	G	1		13	Attached Garage	556	1.000	556
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	153	1.000	153
Total Building Area						1,447		1,447



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	36x16x0			576
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 576)	2,454		2,454	1,227
						1,227