




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660002290 <b>Parcel ID</b> 000000-00-0-00420-002-0021 <b>Cadastral ID</b> 03-21-14-02280 <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> 134534 CONGER, DAVID M SR  12193 N MARIAN AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12193 N MARIAN AVE <b>Subdivision</b> KRISTIN HEIGHTS <b>Lot/Block</b> 0021 / 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					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-6\IMG_0009. 6/6/2022</p>														
<b>Legal Description</b> Lat/Long: 36.33086067 -95.80886875																			
LOT 21 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	958/617	SELLER	05/24/1994	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	65,098	49,279	11%	5,421	<b>Assessed</b>	23,406	2,292.85										
Year Frozen	0	<b>Improvements</b>	163,496	163,496		17,985	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00										
TIF Project ID	0	<b>Total Value</b>	228,594	212,775		23,406	<b>Total Taxable</b>	22,406	2,195.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660002290	CONGER, DAVID M SR			16	227,190	1000	21,724	2,128.00										
2024	2024-660002290	CONGER, DAVID M SR			16	236,003	1000	21,062	2,023.00										
2023	2023-660002290	CONGER, DAVID M SR			16	207,204	1000	20,419	1,913.00										
2022	2022-660002290	CONGER, DAVID M SR			16	209,712	1000	19,795	1,939.00										
2021	2021-660002290	CONGER, DAVID M SR			16	221,236	1000	19,190	1,856.00										
2020	2020-660002290	CONGER, DAVID M SR			16	219,745	1000	18,602	1,797.00										
2019	2019-660002290	CONGER, DAVID M SR			16	209,060	1000	18,031	1,743.00										
2018	2018-660002290	CONGER, DAVID M SR			16	204,069	1000	16,191	1,507.00										
2017	2017-660002290	CONGER, DAVID M SR			16	202,027	1000	15,691	1,476.00										
2016	2016-660002290	CONGER, DAVID M SR			16	197,421	1000	15,204	1,431.00										
2015	2015-660002290	CONGER, DAVID M SR			16	192,009	1000	14,732	1,397.00										
2014	2014-660002290	CONGER, DAVID M SR			16	195,851	1000	14,274	1,366.00										
2013	2013-660002290	CONGER, DAVID M SR			16	188,504	1000	13,829	1,295.00										



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Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3538	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	102,532.00 x .63 = 65,098	
Factor Value		
Adjustments	1.0000	
Lot Value	65,098	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	2,325 / 2,325
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,325
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 48



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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	219,621 94.46 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	154,210 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	139,882
Lot Value	65,098
Indicated Value	204,980 88.16 Per SqFt
Agland Value	
Site Improvements	23,614
Total Value	228,594 98.32 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.88	Total Misc Impr	+ 15,506
Roofing Adj	+ 4.43	Garage Cost	+ 0
Subfloor Adj	+ -2.28	Total RCN	= 297,622
Heat/Cool Adj	+ 12.64	Depreciation ( 53%)	- 157,740
Plumbing Adj	+ 6.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 139,882
Adj Base Cost	= 121.34	Lot Value	+ 65,098
Total Area	x 2,325	Indicated Value	= 204,980
Adjusted Cost	= 282,116	Value Per SqFt	88.16

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	6081	27x5		135	26.51		3,579
PRCH	SLAB PORCH - COVERED	6082	14x6		84	26.66		2,239
PRCH	SLAB PORCH - COVERED	6083	14x11		154	26.45		4,073



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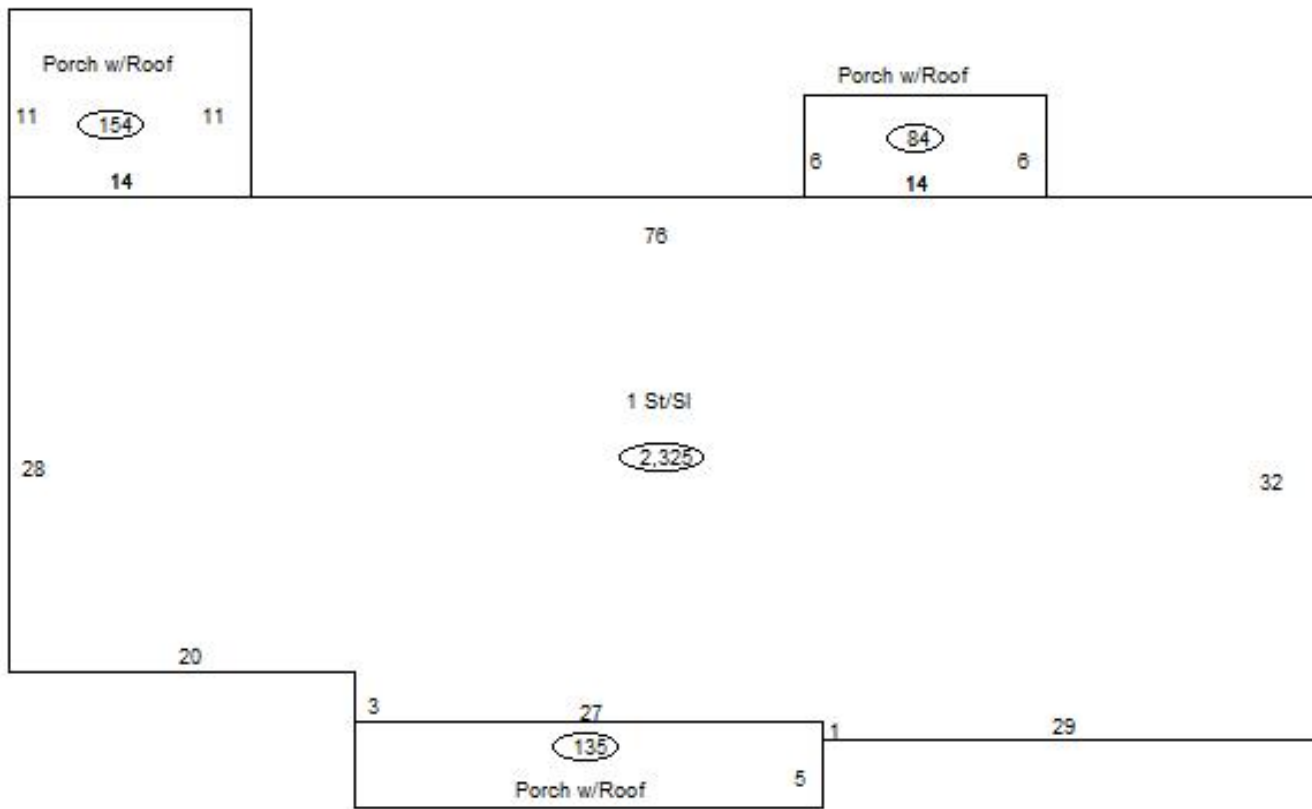
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### Sketch Image

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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	2,325	1.000	2,325
2	M	PRCH		13	SLBC	135	1.000	135
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	154	1.000	154
<b>Total Building Area</b>						2,325		2,325



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	QF	QUAN FAIR	35x50x0			1,750	
	Qual	2	Cond 3	Year	2018	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.02 x 1,750)		12,285		12,285	3,071	9,214
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,200	
	Qual	2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 1,200)		19,200		19,200	4,800	14,400