



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | |
|--|-------------------------|----------------------------------|----------------------------|------------------|---|----------------------|----------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| Account 660002291 Parcel ID 000000-00-0-00420-002-0022 Cadastral ID 03-21-14-02290 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 134554 BALENTINE, RITA JEAN 12159 N MARIAN AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12159 N MARIAN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0022 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1054 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-6\IMG_0010. 6/6/2022</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.33041389 -95.80885336 | | | | | | | | | | | | | | | | | | | |
| LOT 22 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 | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | 2516/587 | BALENTINE, WILLIAM R | 12/10/2015 | 0 | 4 | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 97.960 | Current Tax | | | | | | | | | | |
| Remove Cap | 0 | | Land Value 66,269 | 52,829 | 11% | 5,811 | Assessed | 17,697 | 1,733.60 | | | | | | | | | | |
| Year Frozen | 2025 | | Improvements 135,541 | 108,053 | | 11,886 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -98.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 201,810 | 160,882 | | 17,697 | Total Taxable | 16,697 | 1,636.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660002291 | BALENTINE, RITA JEAN | | | 16 | 197,267 | 1000 | 16,697 | 1,636.00 | | | | | | | | | | |
| 2024 | 2024-660002291 | BALENTINE, RITA JEAN | | | 16 | 204,642 | 1000 | 16,182 | 1,555.00 | | | | | | | | | | |
| 2023 | 2023-660002291 | BALENTINE, RITA JEAN | | | 16 | 152,110 | 1000 | 15,681 | 1,469.00 | | | | | | | | | | |
| 2022 | 2022-660002291 | BALENTINE, RITA JEAN | | | 16 | 147,232 | 1000 | 15,196 | 1,489.00 | | | | | | | | | | |
| 2021 | 2021-660002291 | BALENTINE, RITA JEAN | | | 16 | 151,376 | 1000 | 15,651 | 1,514.00 | | | | | | | | | | |
| 2020 | 2020-660002291 | BALENTINE, WILLIAM R & RITA JEAN | | | 16 | 152,856 | 1000 | 15,814 | 1,528.00 | | | | | | | | | | |
| 2019 | 2019-660002291 | BALENTINE, WILLIAM R & RITA JEAN | | | 16 | 148,885 | 1000 | 15,377 | 1,486.00 | | | | | | | | | | |
| 2018 | 2018-660002291 | BALENTINE, WILLIAM R & RITA JEAN | | | 16 | 160,240 | 1000 | 15,440 | 1,437.00 | | | | | | | | | | |
| 2017 | 2017-660002291 | BALENTINE, WILLIAM R & RITA JEAN | | | 16 | 159,037 | 1000 | 14,961 | 1,407.00 | | | | | | | | | | |
| 2016 | 2016-660002291 | BALENTINE, WILLIAM R & RITA JEAN | | | 16 | 155,461 | 1000 | 14,496 | 1,365.00 | | | | | | | | | | |
| 2015 | 2015-660002291 | BALENTINE, WILLIAM R | | | 16 | 154,371 | 1000 | 14,045 | 1,332.00 | | | | | | | | | | |
| 2014 | 2014-660002291 | BALENTINE, WILLIAM R | | | 16 | 158,625 | 1000 | 13,607 | 1,302.00 | | | | | | | | | | |
| 2013 | 2013-660002291 | BALENTINE, WILLIAM R | | | 16 | 151,957 | 1000 | 13,181 | 1,235.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1054 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | 1 | |
| Non-Ag Acres | 2.4245 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 105,613.00 x .63 = 66,269 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 66,269 | |

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 2 - Fair |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 90% Veneer, Masonry 10% Frame, Siding, Wood |
| Base/Total Area | 1,934 / 1,934 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,934 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 447 Attached Garage - Unfinished |
| 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 | |
| Adjusted R | 0.8445 | | |
| Indicated Value | 195,054 | 100.86 | Per SqFt |

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

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 123,930 | | |
| Lot Value | 66,269 | | |
| Indicated Value | 190,199 | 98.34 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 11,611 | | |
| Total Value | 201,810 | 104.35 | Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 100.73 | Total Misc Impr | + | 25,547 | | | |
| Roofing Adj | + 4.29 | Garage Cost | + | 12,628 | | | |
| Subfloor Adj | + -1.11 | Total RCN | = | 275,399 | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (55%) | - | 151,469 | | | |
| Plumbing Adj | + 7.28 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 123,930 | | | |
| Adj Base Cost | = 122.66 | Lot Value | + | 66,269 | | | |
| Total Area | x 1,934 | Indicated Value | = | 190,199 | | | |
| Adjusted Cost | = 237,224 | Value Per SqFt | | 98.34 | | | |

| 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 | 6086 | 16x11 | | 176 | 23.66 | | 4,164 |
| PRCH | SLAB PORCH - COVERED | 6087 | 39x6 | | 234 | 23.46 | | 5,490 |
| PATO | SLAB PORCH - OPEN | 6088 | 30x23 | | 690 | 8.13 | | 5,610 |
| PATO | SLAB PORCH - OPEN | 6089 | 29x22 | | 638 | 8.13 | | 5,187 |



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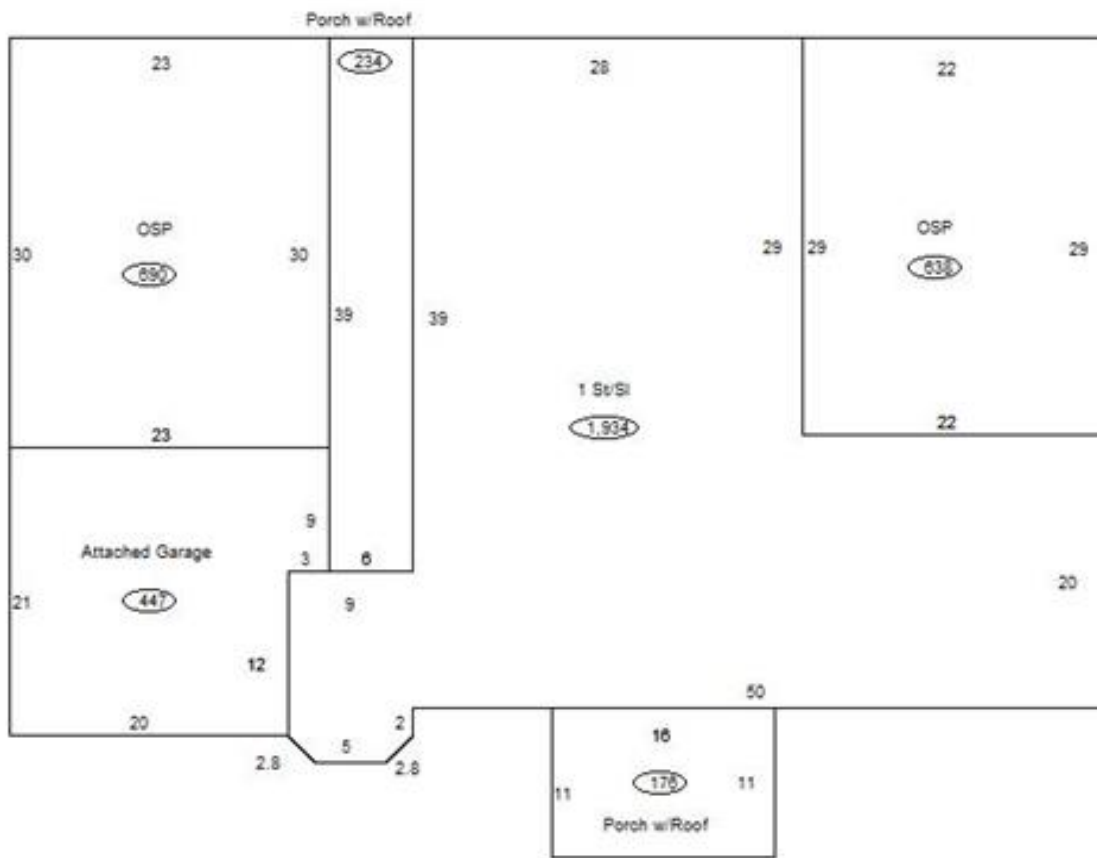
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Sketch Image

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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 | 1,934 | 1.000 | 1,934 |
| 2 | G | 1 | | 13 | Attached Garage | 447 | 1.000 | 447 |
| 3 | M | PRCH | | 13 | SLBC | 176 | 1.000 | 176 |
| 4 | M | PRCH | | 13 | SLBC | 234 | 1.000 | 234 |
| 5 | M | PATO | | 13 | Open Slab | 690 | 1.000 | 690 |
| 6 | M | PATO | | 13 | Open Slab | 638 | 1.000 | 638 |
| Total Building Area | | | | | | 1,934 | | 1,934 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------|--------------------------|-----------------------|------------|--------------------------------|--------------|
|  | UTIL | SHOP BUILDING | 0x0x0 | | | 928 |
| | Qual 2 | Cond 3 | Year | Eff Age | | |
| | | Valuation Summary | Modifier Total | RCN | Depr (60% Phys/ % Func) | RCNLD |
| | | Base Cost (31.28 x 928) | 29,028 | 29,028 | 17,417 | 11,611 |