



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 660002292 Parcel ID 000000-00-0-00420-002-0023 Cadastral ID 03-21-14-02300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 318110 JOHNSON, RICHARD L JR & CAITLIN M-CO-TRUSTEES 12133 N MARION AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12133 N MARIAN AVE Subdivision KRISTIN HEIGHTS Lot/Block 0023 / 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_0011. 6/6/2022</p>														
Legal Description Lat/Long: 36.32996583 -95.80885917																			
LOT 23 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	No	1,000		/	JOHNSON, CAITLIN MARIE &	10/10/2018	0	4										
					2544/270	SANSONE, JOHN SAMUEL JR	04/18/2016	188,000	YES										
					2113/187	SHEPARDSON, MARY ANITA~TRUSTE	06/28/2010	160,000	YES										
					858/108			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2017		Land Value 66,365	54,307	11%	5,974	Assessed	24,018	2,352.80										
Year Frozen	0		Improvements 164,032	164,032		18,044	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 230,397	218,339		24,018	Total Taxable	24,018	2,353.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002292	JOHNSON, RICHARD L JR &			16	227,196	0	22,873	2,241.00										
2024	2024-660002292	JOHNSON, RICHARD L JR &			16	237,553	0	21,785	2,093.00										
2023	2023-660002292	JOHNSON, RICHARD L JR &			16	188,611	0	20,748	1,944.00										
2022	2022-660002292	JOHNSON, RICHARD L JR &			16	188,595	0	20,746	2,032.00										
2021	2021-660002292	JOHNSON, RICHARD L JR &			16	197,570	0	21,733	2,102.00										
2020	2020-660002292	JOHNSON, RICHARD L JR &			16	196,480	0	21,613	2,088.00										
2019	2019-660002292	JOHNSON, RICHARD L JR &			16	187,653	0	20,642	1,995.00										
2018	2018-660002292	JOHNSON, CAITLIN MARIE &			16	189,518	0	20,847	1,940.00										
2017	2017-660002292	JOHNSON, CAITLIN MARIE &			16	187,808	0	20,659	1,943.00										
2016	2016-660002292	JOHNSON, CAITLIN MARIE &			16	175,080	1000	18,259	1,719.00										
2015	2015-660002292	SANSONE, JOHN SAMUEL JR			16	170,395	1000	17,710	1,679.00										
2014	2014-660002292	SANSONE, JOHN SAMUEL JR			16	174,883	1000	17,165	1,643.00										
2013	2013-660002292	SANSONE, JOHN SAMUEL JR			16	166,809	1000	16,636	1,558.00										



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Lot Data		Square-Foot - NBHD 1054 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.4304		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	105,866.00 x .63 = 66,365		
Factor Value			
Adjustments	1.0000		
Lot Value	66,365		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	1,657 / 1,657
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,657
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	218,813	132.05	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	112.82	Total Misc Impr	+ 13,961
Roofing Adj	+ 4.77	Garage Cost	+ 19,602
Subfloor Adj	+ -2.31	Total RCN	= 266,388
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 114,547
Plumbing Adj	+ 12.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 151,841
Adj Base Cost	= 140.51	Lot Value	+ 66,365
Total Area	x 1,657	Indicated Value	= 218,206
Adjusted Cost	= 232,825	Value Per SqFt	131.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,841		
Lot Value	66,365		
Indicated Value	218,206	131.69	Per SqFt
Agland Value			
Site Improvements	12,191		
Total Value	230,397	139.04	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2012	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	6092	31x4		124	26.54	3,291
PRCH	SLAB PORCH - COVERED	6093	24x8		192	26.33	5,055



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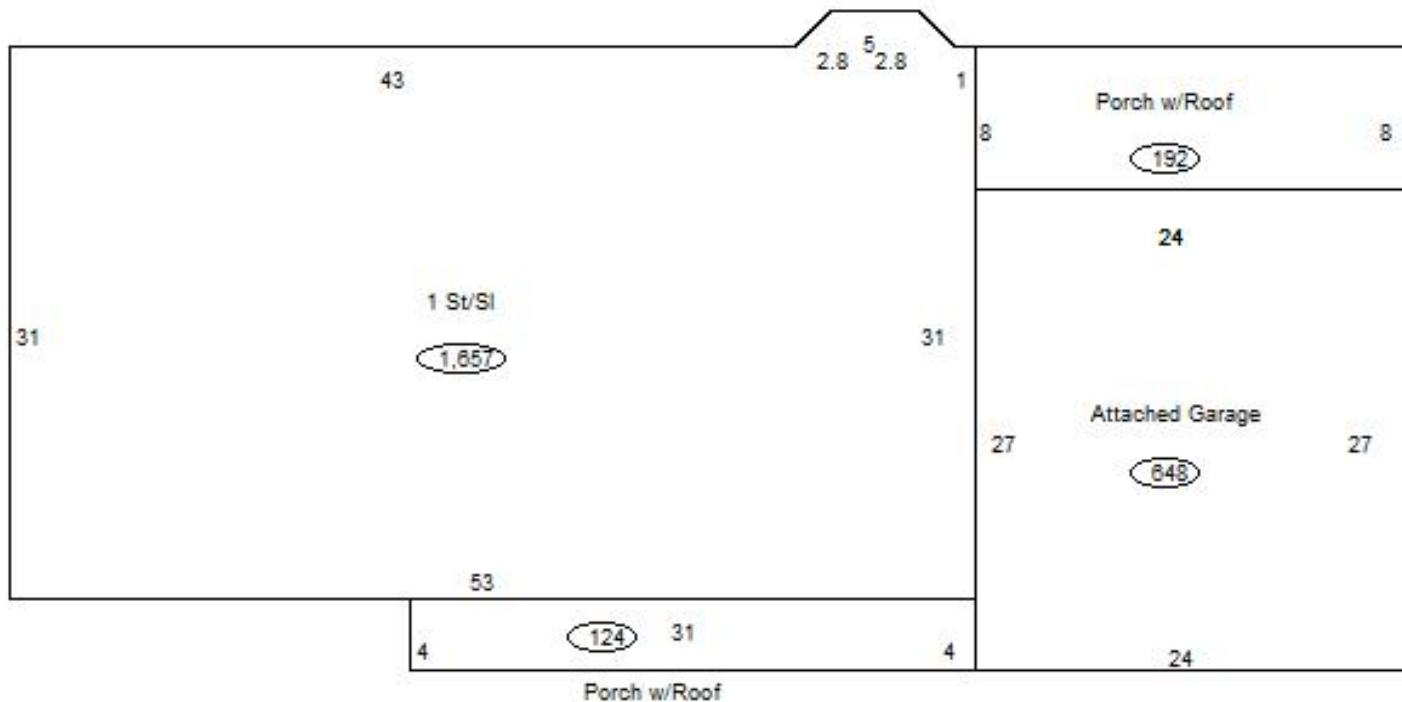
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Sketch Image

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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	1,657	1.000	1,657
2	G	1		13	Attached Garage	648	1.000	648
3	M	PRCH		13	SLBC	124	1.000	124
4	M	PRCH		13	SLBC	192	1.000	192
Total Building Area						1,657		1,657



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			576
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (28.22 x 576)	16,255	16,255	4,064	12,191