



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:17:53  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019351 <b>Parcel ID</b> 22N14E-22-3-00000-000-0000 <b>Cadastral ID</b> 22-22-14-03900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 27 - COLLINSVILLE/COLL FIRE <b>Name ID</b> 275540 HARLESS, LEROY R & CONNIE J  14908 HUMMINGBIRD HILL COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 14908 HUMMINGBIRD HL <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.25 - Acres <b>Sec/Twn/Rng</b> 22 / 22 / 14 / 3 <b>Neighborhood</b> 4010 - 22-14 <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.36691014 -95.80515044 W2 NW SE SE SW																																																																																																																									
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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.25	
Non-Ag Acres	1.2091	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	52,668.00 x 1.15 = 60,370	
Factor Value		
Adjustments	1.0000	
Lot Value	60,370	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,616 / 1,616
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,616
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	360 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/28/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	158,176	97.88	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	111.11	Total Misc Impr	+	6,992	
Roofing Adj	+ 4.45	Garage Cost	+	10,800	
Subfloor Adj	+ -1.15	Total RCN	=	226,789	
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	-	106,591	
Plumbing Adj	+ 3.45	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	120,198	
Adj Base Cost	= 129.33	Lot Value	+	60,370	
Total Area	x 1,616	Indicated Value	=	180,568	
Adjusted Cost	= 208,997	Value Per SqFt		111.74	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,198		
Lot Value	60,370		
Indicated Value	180,568	111.74	Per SqFt
Agland Value			
Site Improvements	4,762		
Total Value	185,330	114.68	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	47015	4x4		16	24.22		388
PATO	SLAB PORCH - OPEN	47016	12x12		144	10.47		1,508



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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	10	1 St/Sl	1,616	1.000	1,616
2	G	1		10	Attached Garage	360	1.000	360
3	M	PRCH		10	SLBC	16	1.000	16
4	M	PATO		10	Open Slab	144	1.000	144
<b>Total Building Area</b>						1,616		1,616



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	18x18x6	Concrete	Composition Shingle	324
	Qual 3	Cond 3	Year 1990	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.66 x 324)	10,582	10,582	5,820	4,762