




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:19:47  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019985 <b>Parcel ID</b> 22N14E-23-2-00000-000-0000 <b>Cadastral ID</b> 23-22-14-01500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 190764 KEPLER, JOHN W-LIFE ESTATE  KATHERINE KEPLER & JOHN R KEPLER 15097 N 161ST E AVE COLLINSVILLE OK 74021-6808  <b>Parcel Location</b> <b>Situs</b> 15097 N 161ST E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 23 / 22 / 14 / 2 <b>Neighborhood</b> 4010 - 22-14 <b>School District</b> S026 - COLLINSVILLE SCHOOLS					 <p>\\tsclient\C\Users\TS\Pictures\2016-05-09 05-05-2016\05-05-2016   5/9/2016</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.37366315 -95.79314341																																																																																																																									
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Lot Data		Units-Buildable - 22-14 (UNITS BUILDABLE)		Primary Image				
Lot Size				 <p>\\tsclient\C\Users\TS\Pictures\2016-05-09 05-05-2016\05-05-2016   5/9/2016</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type	1 Single Family Residence							
Condition	2 - Fair							
Quality	1.5 - Low							
Architecture								
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	960 / 960							
Style	100% One Story							
HVAC	100% Wall Furnace							
Roof Cover	4 Metal, Preformed							
Area on Slab	0							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1955 / 71							
Cost Approach		Manual : 01/2025						
Base Cost	89.38	Total Misc Impr	+ 492					
Roofing Adj	+ 4.81	Garage Cost	+ 0					
Subfloor Adj	+ 2.44	Total RCN	= 98,767					
Heat/Cool Adj	+ 0.73	Depreciation ( 76%)	- 75,063					
Plumbing Adj	+ 5.01	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 23,704					
Adj Base Cost	= 102.37	Lot Value	+ 0					
Total Area	x 960	Indicated Value	= 23,704					
Adjusted Cost	= 98,275	Value Per SqFt	24.69					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48855	6x4		24	20.48		492

\\tsclient\C\Users\TS\Pictures\2016-05-09 05-05-2016\05-05-2016 | 5/9/2016

### GRM Approach

GRM Code  
Gross Rent 0.00  
Indicated Value

### Multiple Regression

MRA Code  
Adusted R  
Indicated Value

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	23,704		
Lot Value			
Indicated Value	23,704	24.69	Per SqFt
Agland Value	894		
Site Improvements	19,254		
Total Value	43,852	45.68	Total Value Per SqFt



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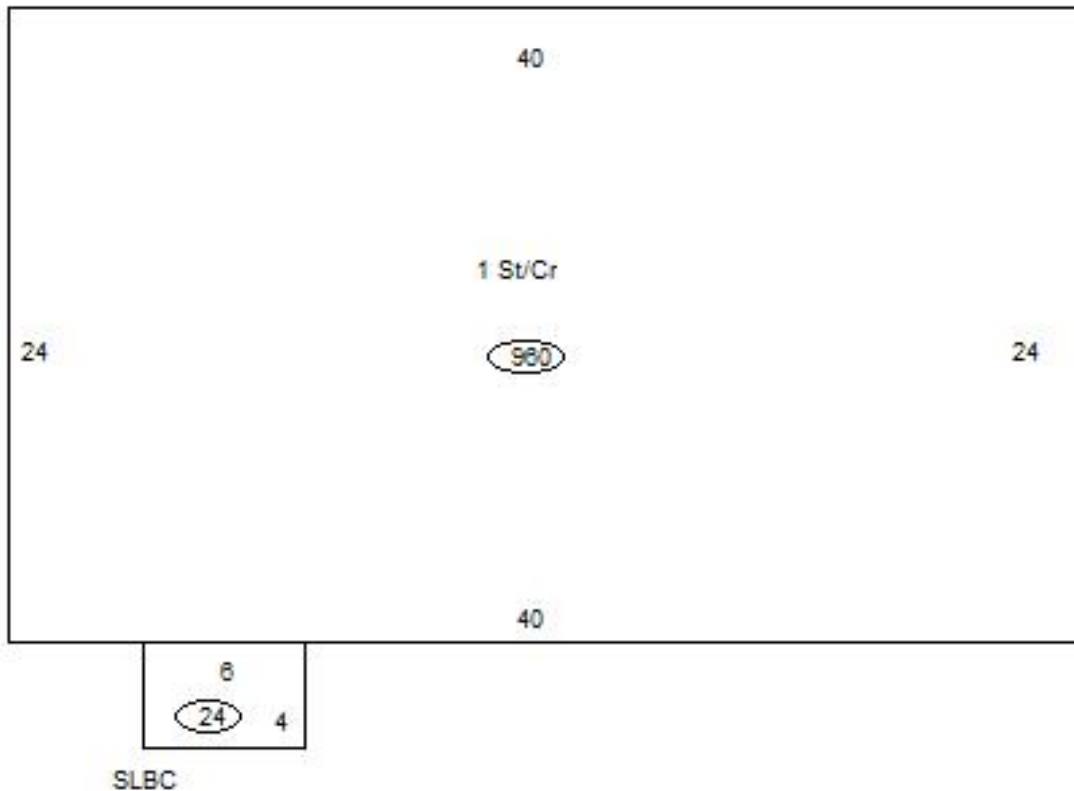
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### Sketch Image

660019985



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	960	1.000	960
2	M	PRCH		10	SLBC	24	1.000	24
<b>Total Building Area</b>						960		960



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	48x30x8	Base	Formed Metal	1,440
	Qual 3	Cond 3	Year 1980	Eff Age 35		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (20.57 x 1,440)	29,621	29,621	10,367	19,254



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### Agland Inventory

660019985

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			5.000	36	36	180	180
<b>TMBR Totals</b>						5.000			180	180
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			5.000	143	143	714	714
<b>IMP PST Totals</b>						5.000			714	714
<b>Total Agland</b>						10.000			894	894