



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:20:26  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023044 <b>Parcel ID</b> 22N14E-27-4-00000-000-0000 <b>Cadastral ID</b> 27-22-14-00800 <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> 191164 SIMONS, STUART R & TRESA  PO BOX 188 COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 13650 N 161ST E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 27 / 22 / 14 / 4 <b>Neighborhood</b> 4010 - 22-14 <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.35372708 -95.79537818																																																																																																																									
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Lot Data		Square-Foot - NBHD 4010 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	10.0315		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	436,973.00 x .43 = 187,720		
Factor Value			
Adjustments	1.0000		
Lot Value	187,720		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/16/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,758 / 2,758
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,758
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	666 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	347,374	125.95	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	106.70	Total Misc Impr	+ 12,990
Roofing Adj	+ 5.08	Garage Cost	+ 31,415
Subfloor Adj	+ -3.25	Total RCN	= 401,428
Heat/Cool Adj	+ 14.47	Depreciation ( 20%)	- 80,286
Plumbing Adj	+ 6.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 321,142
Adj Base Cost	= 129.45	Lot Value	+ 187,720
Total Area	x 2,758	Indicated Value	= 508,862
Adjusted Cost	= 357,023	Value Per SqFt	184.50

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	321,142		
Lot Value	187,720		
Indicated Value	508,862	184.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	508,862	184.50	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	56870		108	108	29.18		3,151
PRCH	SLAB PORCH - COVERED	56871		117	117	29.14		3,409



# Rogers

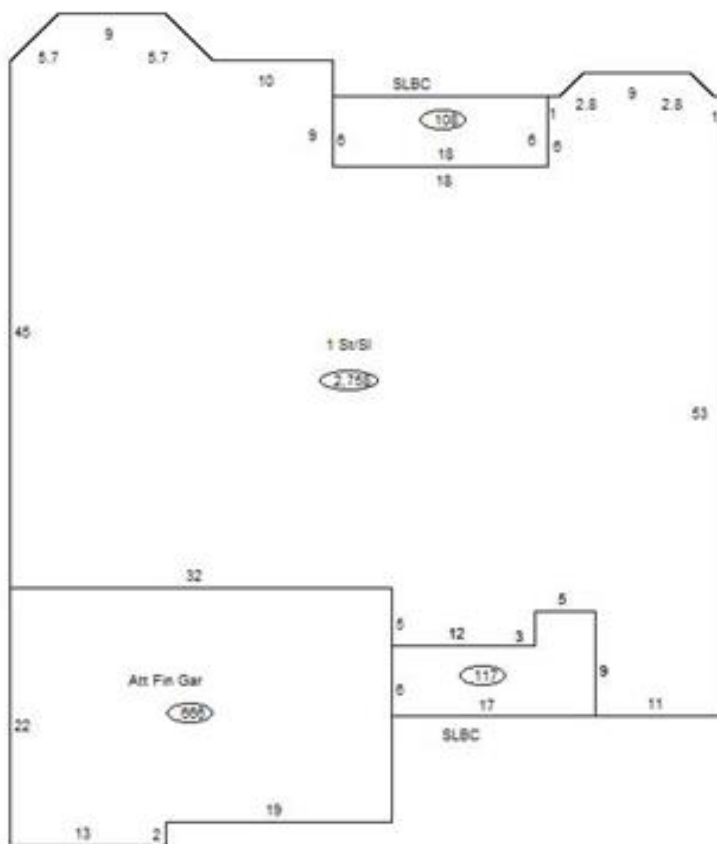
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Sketch Image

660023044



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,758	1.000	2,758
2	G	5		13	Att Fin Gar	666	1.000	666
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	117	1.000	117
<b>Total Building Area</b>						<b>2,758</b>		<b>2,758</b>