



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023048 <b>Parcel ID</b> 22N14E-27-2-00000-000-0000 <b>Cadastral ID</b> 27-22-14-01010 <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> 262249 COMBS, DAVID L &  PAULA R 14509 N 149TH E AVE COLLINSVILLE OK 74021-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 14509 N 149TH E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 27 / 22 / 14 / 2 <b>Neighborhood</b> 4010 - 22-14 <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.36422253 -95.80607618 S2 NW NE NW LESS W 363', S 300' THEREOF					<b>Building Permits</b> <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																																																																																																											
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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.5 <b>Non-Ag Acres</b> 2.5651 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 111,735.00 x .81 = 90,149 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 90,149		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	20% Frame, Siding, Vinyl 80% Veneer, Masonry
<b>Base/Total Area</b>	2,055 / 2,055
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,055
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	672 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1995 / 23

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	316,522	154.03	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	102.86	<b>Total Misc Impr</b>	+	9,596	
<b>Roofing Adj</b>	+ 4.57	<b>Garage Cost</b>	+	25,341	
<b>Subfloor Adj</b>	+ -2.43	<b>Total RCN</b>	=	292,202	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 28%)</b>	-	81,817	
<b>Plumbing Adj</b>	+ 7.55	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	210,385	
<b>Adj Base Cost</b>	= 125.19	<b>Lot Value</b>	+	90,149	
<b>Total Area</b>	x 2,055	<b>Indicated Value</b>	=	300,534	
<b>Adjusted Cost</b>	= 257,265	<b>Value Per SqFt</b>		146.25	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	210,385		
<b>Lot Value</b>	90,149		
<b>Indicated Value</b>	300,534	146.25	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	62,814		
<b>Total Value</b>	363,348	176.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	56884	28x9		252	9.68		2,439
PRCH	SLAB PORCH - COVERED	56885	16x9		144	26.48		3,813
PRCH	SLAB PORCH - COVERED	56886	18x7		126	26.54		3,344



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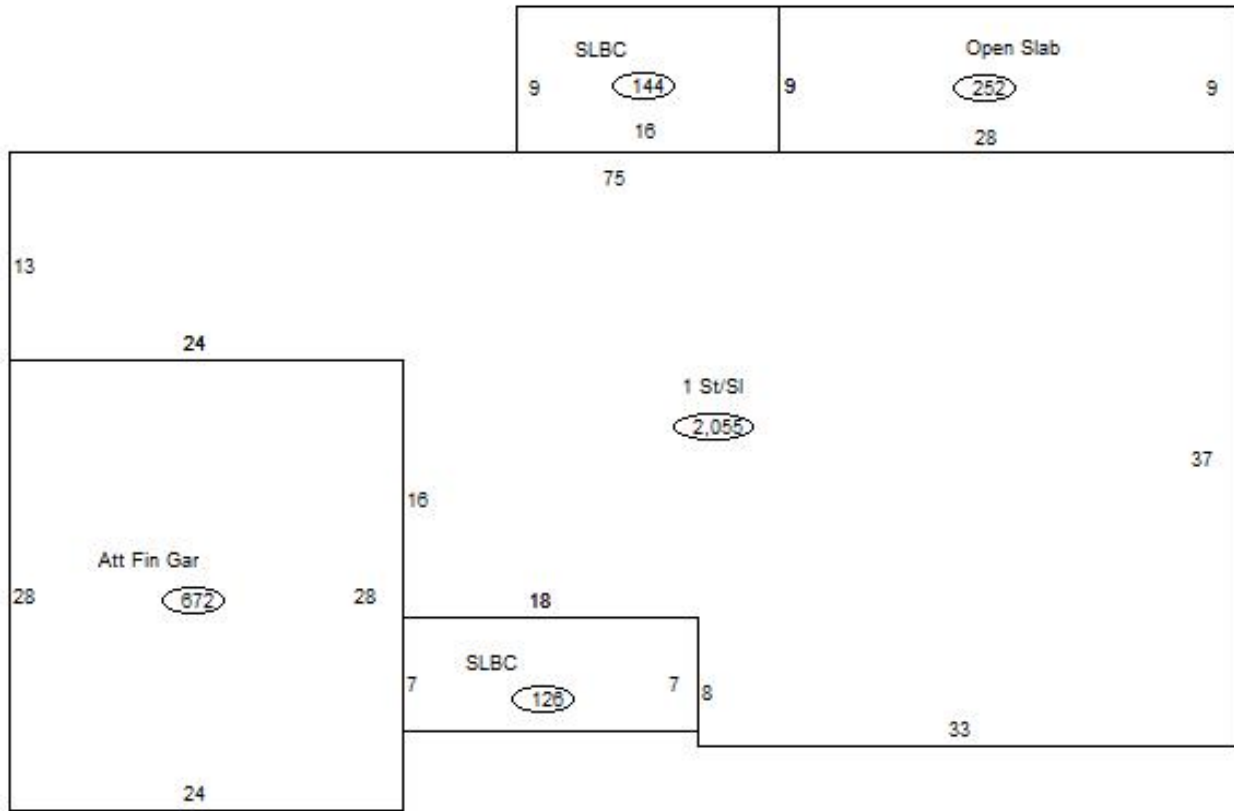
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### Sketch Image

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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/SI	2,055	1.000	2,055
2	G	5		13	Att Fin Gar	672	1.000	672
3	M	PATO		13	Open Slab	252	1.000	252
4	M	PRCH		13	SLBC	144	1.000	144
5	M	PRCH		13	SLBC	126	1.000	126
<b>Total Building Area</b>						2,055		2,055



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	20x26x8	Dirt	Galvanized Metal	520
	Qual 3.5	Cond 3	Year 2021	Eff Age 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (10.43 x 520)		5,424		5,424	1,356	4,068
	LNT0	Lean To - Attached	16x40x10	Dirt	Galvanized Metal	640
	Qual 3	Cond 3	Year 2021	Eff Age 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.83 x 640)		5,011		5,011	1,253	3,758
	UTIL	Shop Building	20x36x10	Concrete	Galvanized Metal	720
	Qual 2	Cond 3	Year 2021	Eff Age 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.22 x 720)		21,758		21,758	1,523	20,235
	PCPT	Carport - Portable	35x20x12	Paved-Asphalt	Formed Metal	700
	Qual 4	Cond 3	Year 2021	Eff Age 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.00 x 700)		5,600		5,600	840	4,760
	UTIL	SHOP BUILDING	30x40x10	Concrete	Galvanized Metal	1,200
	Qual 3.5	Cond 3	Year 2000	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (32.87 x 1,200)		39,444		39,444	19,328	20,116
	LNT0	Lean To - Attached	20x10x8	Base	Formed Metal	200
	Qual 3	Cond 3	Year 2000	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (9.44 x 200)		1,888		1,888	1,303	585
	GRDT	GARAGE - DETACHED	24x24x8	Concrete	Composition Shingle	576
	Qual 3.5	Cond 3	Year 1995	Eff Age 23		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (33.61 x 576)		19,359		19,359	10,067	9,292