



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 660023049 Parcel ID 22N14E-27-2-00000-000-0000 Cadastral ID 27-22-14-01020 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 326672 VINCENT, W ALLEN & LORIE F 14421 N 149TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 14421 N 149TH E AVE Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 27 / 22 / 14 / 2 Neighborhood 4010 - 22-14 School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36280923 -95.80657743																																																																																																																									
SW NE NW					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																																																																																																											
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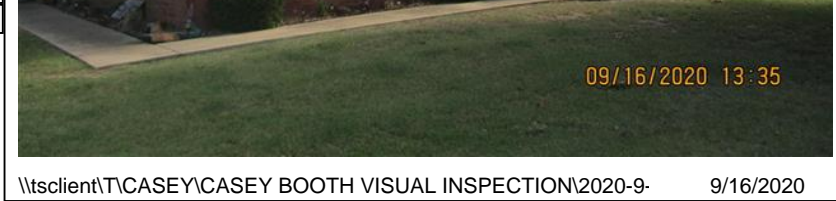
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Lot Data	Units-Buildable - 22-14 (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Frame, Siding, Vinyl 70% Veneer, Masonry
Base/Total Area	2,412 / 2,412
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,412
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	101.20	Total Misc Impr	+	7,986	
Roofing Adj	+ 4.53	Garage Cost	+	16,086	
Subfloor Adj	+ -2.18	Total RCN	=	319,831	
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	102,346	
Plumbing Adj	+ 6.43	Lump Sums	+	5,995	
Basement Adj	+ 0.00	RCNLD	=	223,480	
Adj Base Cost	= 122.62	Lot Value	+		
Total Area	x 2,412	Indicated Value	=	223,480	
Adjusted Cost	= 295,759	Value Per SqFt		92.65	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	223,480		
Lot Value			
Indicated Value	223,480	92.65	Per SqFt
Agland Value	1,798		
Site Improvements	106,609		
Total Value	331,887	137.60	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	5,615.40		5,615
WODC	WOOD DECK - COVERED	56888	38x5		190	39.44	20%	5,995
PATO	SLAB PORCH - OPEN	56889	20x12		240	9.88		2,371



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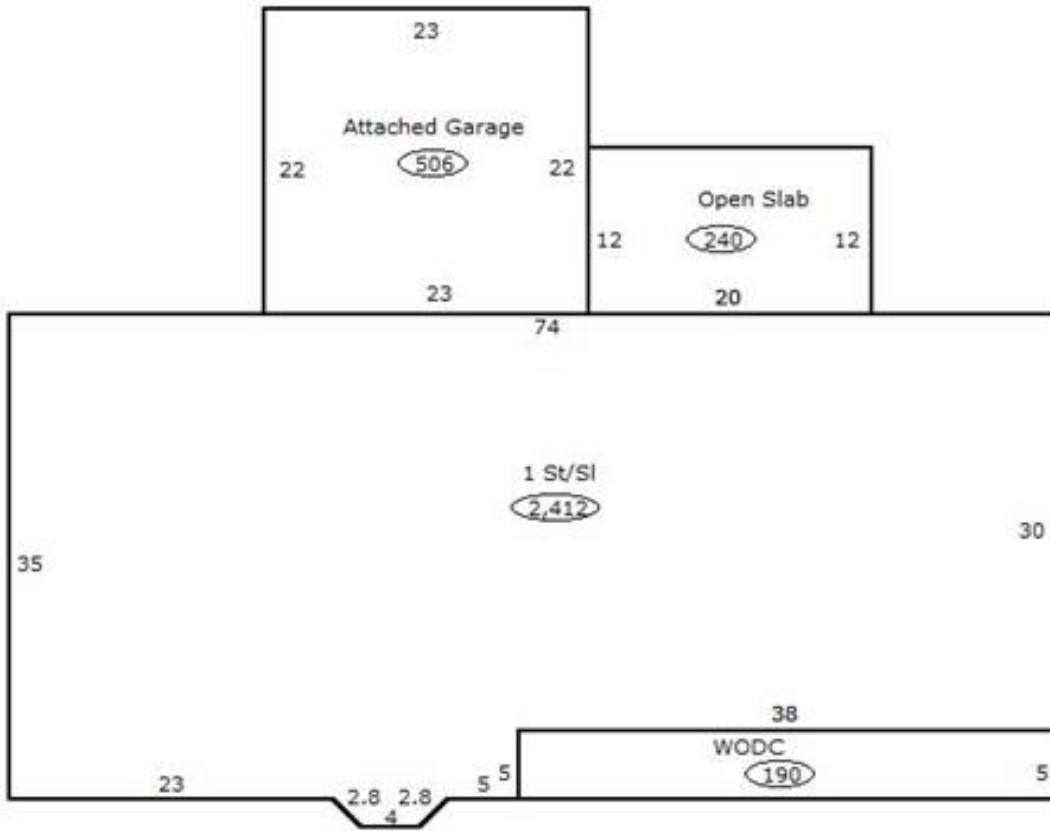
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Sketch Image

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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	2,412	1.000	2,412
2	M	WODC		13	WODC	190	1.000	190
3	M	PATO		13	Open Slab	240	1.000	240
4	G	1		13	Attached Garage	506	1.000	506
Total Building Area						2,412		2,412



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Galvanized Metal	96
	Qual 3.5	Cond 3	Year 2022	Eff Age	3	
Valuation Summary			Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (31.52 x 96)		3,026		3,026	424	2,602
	BNGP	Barn - General Purpose	40x60x10	Dirt	Formed Metal	2,400
	Qual 4	Cond 3	Year 2016	Eff Age		
Valuation Summary			Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (28.26 x 2,400)		67,824		67,824	30,521	37,303
	LNT0	Lean To - Attached	24x60x8	Dirt	Formed Metal	1,440
	Qual 4	Cond 3	Year 2016	Eff Age		
Valuation Summary			Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (10.10 x 1,440)		14,544		14,544	6,545	7,999
	UTIL	SHOP BUILDING	24x36x8	Concrete	Galvanized Metal	864
	Qual 3	Cond 3	Year 2016	Eff Age	8	
Valuation Summary			Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (30.14 x 864)		26,041		26,041	3,906	22,135
	LNT0	Lean To - Attached	60x12x10	Dirt	Formed Metal	720
	Qual 3	Cond 3	Year 2016	Eff Age	8	
Valuation Summary			Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (7.12 x 720)		5,126		5,126	2,307	2,819
	SG	SWIM-GUNITE	0x0x0			1
	Qual 4.5	Cond 3	Year 2016	Eff Age	8	
Valuation Summary			Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)		30,000		30,000	1,500	28,500
	LNT0	Lean To - Attached	24x45x8	Dirt	Galvanized Metal	1,080
	Qual 3	Cond 3	Year 2016	Eff Age	8	
Valuation Summary			Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
Base Cost (8.53 x 1,080)		9,212		9,212	3,961	5,251



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	2.000	143	143	286	286
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	5.000	168	168	840	840
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	3.000	224	224	672	672
IMP PST Totals						10.000			1,798	1,798
Total Agland						10.000			1,798	1,798