



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 660023059 Parcel ID 22N14E-27-3-00000-000-0000 Cadastral ID 27-22-14-01800 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 191324 KUNZER, CHARLES R & VERDIA J TRUSTEES 13951 N 150 E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 13951 N 150TH E AVE Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 27 / 22 / 14 / 3 Neighborhood 4010 - 22-14 School District S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (282)\IMG_0003.JPG 10/11/2023</p>														
Legal Description Lat/Long: 36.35599699 -95.80492676																			
N2 W2 SE NE SW					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.120	Current Tax											
Remove Cap	0	Land Value 89,419	89,419	11%	9,836	Assessed	20,313	2,074.36											
Year Frozen	0	Improvements 152,779	95,245		10,477	Penalty	0												
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-102.00											
TIF Project ID	0	Total Value 242,198	184,664		20,313	Total Taxable	19,313	1,972.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660023059	KUNZER, CHARLES R & VERDIA J	27	237,196	1000	18,721	1,912.00												
2024	2024-660023059	KUNZER, CHARLES R & VERDIA J	27	245,822	1000	18,147	1,819.00												
2023	2023-660023059	KUNZER, CHARLES R & VERDIA J	27	168,996	1000	17,590	1,730.00												
2022	2022-660023059	KUNZER, CHARLES R & VERDIA J	27	168,996	1000	17,165	1,677.00												
2021	2021-660023059	KUNZER, CHARLES R & VERDIA J	27	160,326	1000	16,636	1,650.00												
2020	2020-660023059	KUNZER, CHARLES R & VERDIA J	27	160,264	1000	16,630	1,654.00												
2019	2019-660023059	KUNZER, CHARLES R & VERDIA J	27	159,961	1000	16,596	1,632.00												
2018	2018-660023059	KUNZER, CHARLES R & VERDIA J	27	160,663	1000	16,554	1,646.00												
2017	2017-660023059	KUNZER, CHARLES R & VERDIA J	27	157,558	1000	16,042	1,570.00												
2016	2016-660023059	KUNZER, CHARLES R & VERDIA J	27	157,499	1000	15,546	1,483.00												
2015	2015-660023059	KUNZER, CHARLES R & VERDIA J	27	155,195	1000	15,064	1,454.00												
2014	2014-660023059	KUNZER, CHARLES R & VERDIA J	27	154,915	1000	14,596	1,367.00												
2013	2013-660023059	KUNZER, CHARLES R & VERDIA J	27	154,530	1000	14,142	1,321.00												



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Lot Data	Square-Foot - NBHD 4010 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.5	
Non-Ag Acres	2.5093	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	109,304.00 x .82 = 89,419	
Factor Value		
Adjustments	1.0000	
Lot Value	89,419	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,717 / 1,717
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	644 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	208,215	121.27	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	108.47	Total Misc Impr	+	21,134			
Roofing Adj	+ 4.74	Garage Cost	+	19,494			
Subfloor Adj	+ 0.00	Total RCN	=	272,217			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	119,775			
Plumbing Adj	+ 9.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	152,442			
Adj Base Cost	= 134.88	Lot Value	+	89,419			
Total Area	x 1,717	Indicated Value	=	241,861			
Adjusted Cost	= 231,589	Value Per SqFt		140.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,442		
Lot Value	89,419		
Indicated Value	241,861	140.86	Per SqFt
Agland Value			
Site Improvements	337		
Total Value	242,198	141.06	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
CPDT	CARPORT - DETACHED	56923		601	601	11.36		6,827
PRCH	SLAB PORCH - COVERED	56924	28x12		336	25.87		8,692



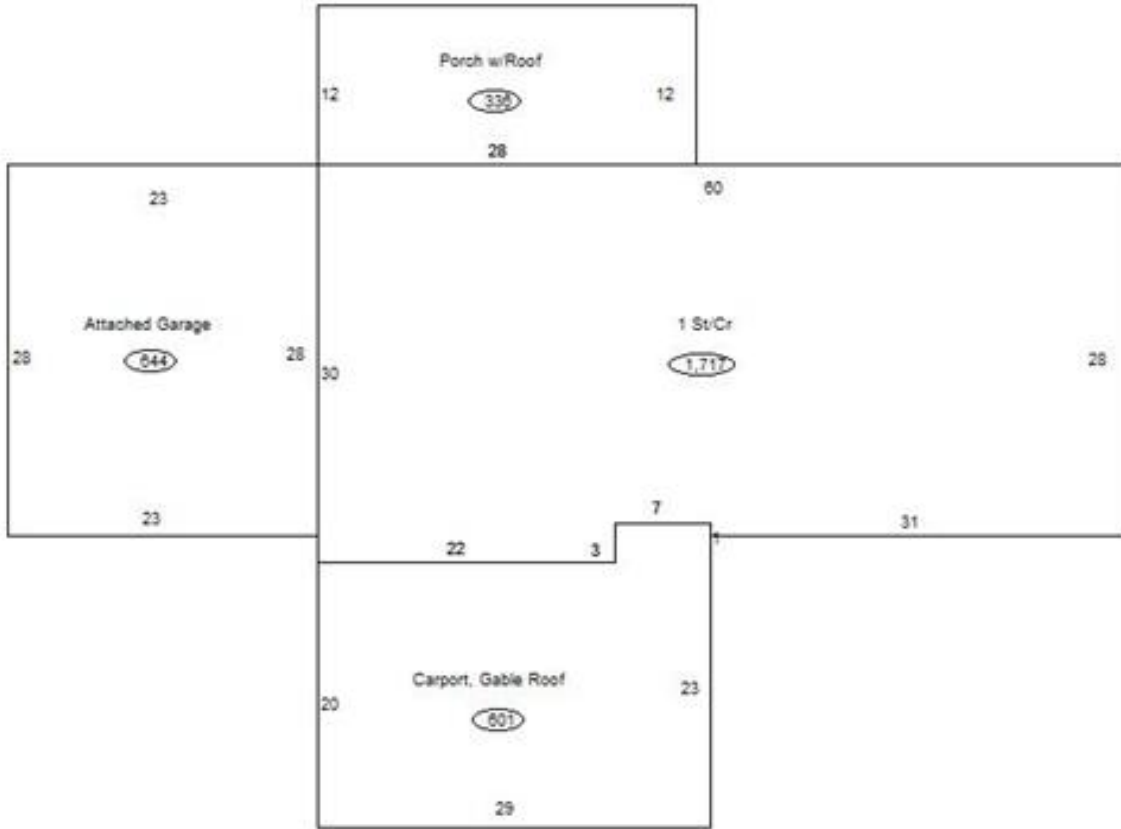
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,717	1.000	1,717
2	G	1		13	Attached Garage	644	1.000	644
3	G	3		13	Carport, Gable Roof	601	1.000	601
4	M	PRCH		13	SLBC	336	1.000	336
Total Building Area						1,717		1,717



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x16x8	Plank	Composition Shingle	160
	Qual	3.5	Cond 3	Year 2018	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (4.68 x 160)		749		749	412	337