



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:03:00
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Assessment Data					Primary Image																																																																																																																				
Account 660023087 Parcel ID 000000-00-0-00363-001-0006 Cadastral ID 27-22-14-04220 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 308690 RODERICK, JAMES B & ALICIA S 14499 N MAPLE RD COLLINSVILLE OK 74021-0000 Parcel Location Situs 14499 MAPLE RD Subdivision HAR-BO ESTATES Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 22 / 14 / 5 Neighborhood 1096 - R-V02-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
Lot Size Lot Count Units Buildable 12000 Non-Ag Acres 1.3604 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 59,260.00 x 1.43 = 84,695 Factor Value Adjustments 1.0000 Lot Value 84,695		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	2,386 / 2,386
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,386
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	558 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	228,603	95.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	352,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.27	Total Misc Impr	+ 8,928				
Roofing Adj	+ 4.12	Garage Cost	+ 14,949				
Subfloor Adj	+ -1.09	Total RCN	= 295,094				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 129,841				
Plumbing Adj	+ 5.90	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 165,253				
Adj Base Cost	= 113.67	Lot Value	+ 84,695				
Total Area	x 2,386	Indicated Value	= 249,948				
Adjusted Cost	= 271,217	Value Per SqFt	104.76				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,253		
Lot Value	84,695		
Indicated Value	249,948	104.76	Per SqFt
Agland Value			
Site Improvements	5,633		
Total Value	255,581	107.12	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	56990		40	40	24.14		966
PATO	SLAB PORCH - OPEN	56991	8x6		48	10.86		521
PATO	SLAB PORCH - OPEN	56992	20x13		260	9.02		2,345



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	24x24x8	Concrete	Composition Shingle	576
	Qual 3	Cond 3	Year 1980	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216	9,216	4,147	5,069
	SHDS	Shed - Small	10x20x8	Dirt	Composition Shingle	200
	Qual 2	Cond 2	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (14.09 x 200)		2,818	2,818	2,254	564