



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																																																																																																																				
Account 660023120 Parcel ID 000000-00-0-00651-001-0010 Cadastral ID 27-22-14-04550 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 347267 PRATER, SANDRA LEE 14920 E 140TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 14920 E 140TH ST N Subdivision RANCLAND ESTATES Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 22 / 14 / 5 Neighborhood 1096 - R-V02-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.35593294 -95.80604557																																																																																																																									
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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.1932 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 95,537.00 x 1.05 = 100,607 Factor Value Adjustments 1.0000 Lot Value 100,607		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,712 / 1,712
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,712
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	536 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/2/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	188,998	110.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	354,590		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.08	Total Misc Impr	+	16,462			
Roofing Adj	+ 4.40	Garage Cost	+	14,488			
Subfloor Adj	+ -1.15	Total RCN	=	248,425			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	116,760			
Plumbing Adj	+ 8.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	131,665			
Adj Base Cost	= 127.03	Lot Value	+	100,607			
Total Area	x 1,712	Indicated Value	=	232,272			
Adjusted Cost	= 217,475	Value Per SqFt		135.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,665		
Lot Value	100,607		
Indicated Value	232,272	135.67	Per SqFt
Agland Value			
Site Improvements	13,060		
Total Value	245,332	143.30	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	57042		117	117	23.89		2,795
PRCH	SLAB PORCH - COVERED	57043	26x10		260	23.38		6,079
GENR	Generator - Residential Standby			1	1	2,492.00		2,492



Rogers

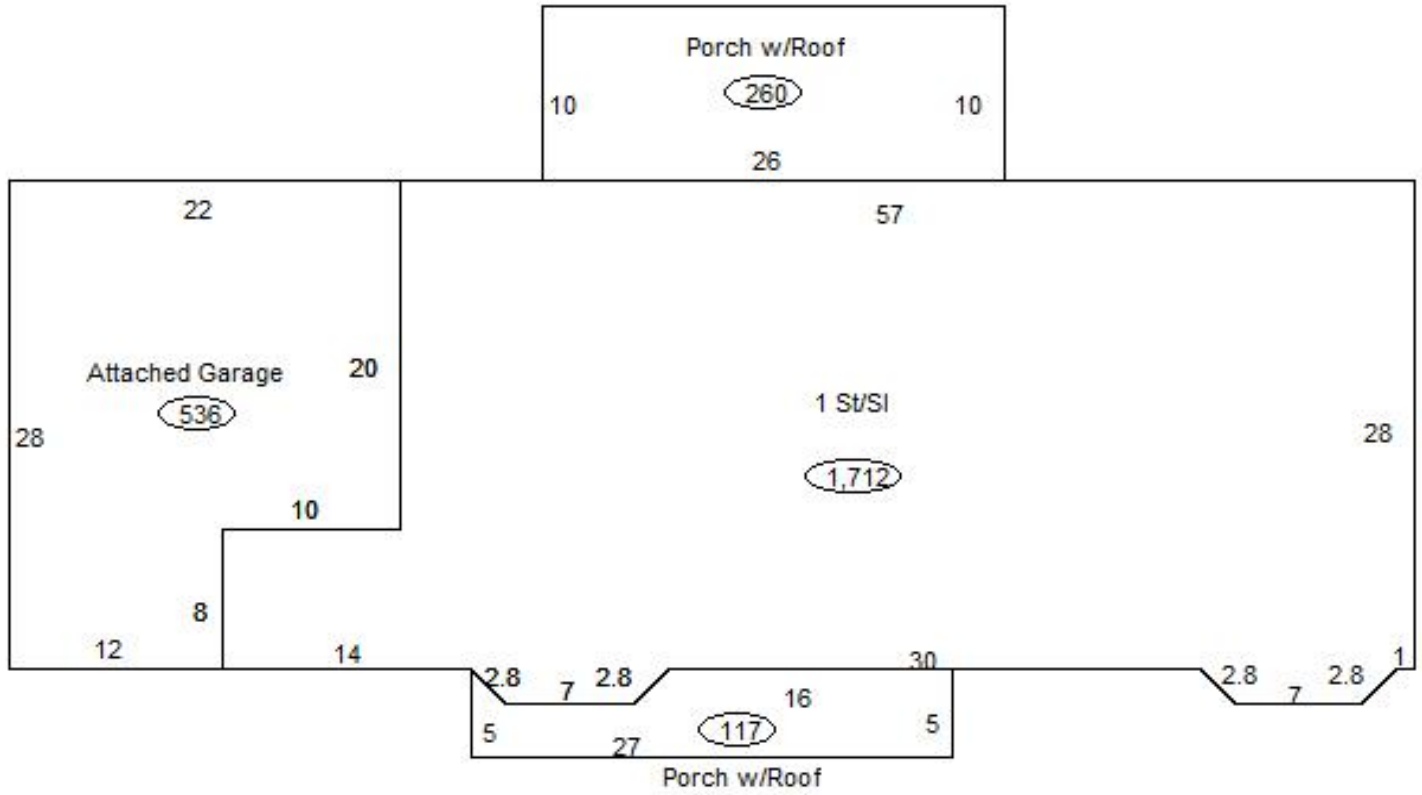
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Sketch Image

660023120



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,712	1.000	1,712
2	G	1		13	Attached Garage	536	1.000	536
3	M	PRCH		13	SLBC	117	1.000	117
4	M	PRCH		13	SLBC	260	1.000	260
Total Building Area						1,712		1,712



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Galvanized Metal	80
	Qual	2	Cond 3	Year 2022	Eff Age 3	

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (26.82 x 80)	2,146		2,146	300
				1,846



SHDS	Shed - Small	40x10x8	Plank	Composition Shingle	400
Qual	5	Cond 3	Year 2021	Eff Age 4	

Valuation Summary	Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (23.71 x 400)	9,484		9,484	1,802
				7,682

SHDS	Shed - Small	12x20x8	Plank	Galvanized Metal	240
Qual	3	Cond 3	Year 2021	Eff Age 4	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (24.40 x 240)	5,856		5,856	5,856



CPDT	CARPORT - DETACHED	20x22x8	Paved-Asphalt	Galvanized Metal	440
Qual	2.5	Cond 3	Year 2016	Eff Age 8	

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (8.45 x 440)	3,718		3,718	186
				3,532

FLV	GENERATOR	0x0x0			
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (1.00 x)				