



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660023129 <b>Parcel ID</b> 000000-00-0-00651-002-0007 <b>Cadastral ID</b> 27-22-14-04640 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 27 - COLLINSVILLE/COLL FIRE <b>Name ID</b> 212544 PHELPS, JAN A  13803 N 147 E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 13803 N 147TH E AVE <b>Subdivision</b> RANCLAND ESTATES <b>Lot/Block</b> 0007 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 22 / 14 / 5 <b>Neighborhood</b> 1096 - R-V02-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/2/2020</p>														
<b>Legal Description</b> Lat/Long: 36.35330456 -95.80939555																			
LOT 5 & S 110.26' OF LOT 7 BLOCK 2 RANCLAND ESTATES					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	102.120	<b>Current Tax</b>										
Remove Cap	0		Land Value 101,124	63,422	11%	6,976	Assessed	17,414	1,778.32										
Year Frozen	2021		Improvements 151,302	94,893		10,438	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-102.00										
TIF Project ID	0		Total Value 252,426	158,315		17,414	Total Taxable	16,414	1,676.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660023129	PHELPS, JAN A			27	247,568	1000	16,414	1,676.00										
2024	2024-660023129	PHELPS, JAN A			27	280,529	1000	16,415	1,645.00										
2023	2023-660023129	PHELPS, JAN A			27	158,315	1000	16,415	1,614.00										
2022	2022-660023129	PHELPS, JAN A			27	159,580	1000	16,554	1,617.00										
2021	2021-660023129	PHELPS, JAN A			27	173,838	1000	18,122	1,798.00										
2020	2020-660023129	PHELPS, J D			27	176,965	1000	18,042	1,794.00										
2019	2019-660023129	PHELPS, J D			27	168,646	1000	17,487	1,720.00										
2018	2018-660023129	PHELPS, J D			27	180,116	1000	16,949	1,685.00										
2017	2017-660023129	PHELPS, J D			27	178,371	1000	16,426	1,607.00										
2016	2016-660023129	PHELPS, J D			27	174,388	1000	15,918	1,519.00										
2015	2015-660023129	PHELPS, J D			27	169,766	1000	15,425	1,489.00										
2014	2014-660023129	PHELPS, J D			27	174,796	1000	14,947	1,399.00										
2013	2013-660023129	PHELPS, J D			27	166,775	1000	14,483	1,352.00										



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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.2525 <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> 98,118.00 x 1.03 = 101,124 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 101,124		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	70% Veneer, Stone 30% Frame, Siding, Wood
<b>Base/Total Area</b>	2,004 / 2,004
<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>	2,004
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38

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>	159,304 79.49 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	2
<b>Indicated Value</b>	347,110 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.27	<b>Total Misc Impr</b>	+ 10,212				
<b>Roofing Adj</b>	+ 4.26	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	= 258,568				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 47%)</b>	- 121,527				
<b>Plumbing Adj</b>	+ 7.02	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 137,041				
<b>Adj Base Cost</b>	= 123.93	<b>Lot Value</b>	+ 101,124				
<b>Total Area</b>	x 2,004	<b>Indicated Value</b>	= 238,165				
<b>Adjusted Cost</b>	= 248,356	<b>Value Per SqFt</b>	118.84				

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	137,041
<b>Lot Value</b>	101,124
<b>Indicated Value</b>	238,165 118.84 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	14,261
<b>Total Value</b>	252,426 125.96 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	57076	47x4		188	23.61	4,439
PRCH	SLAB PORCH - COVERED	57077	7x4		28	24.18	677



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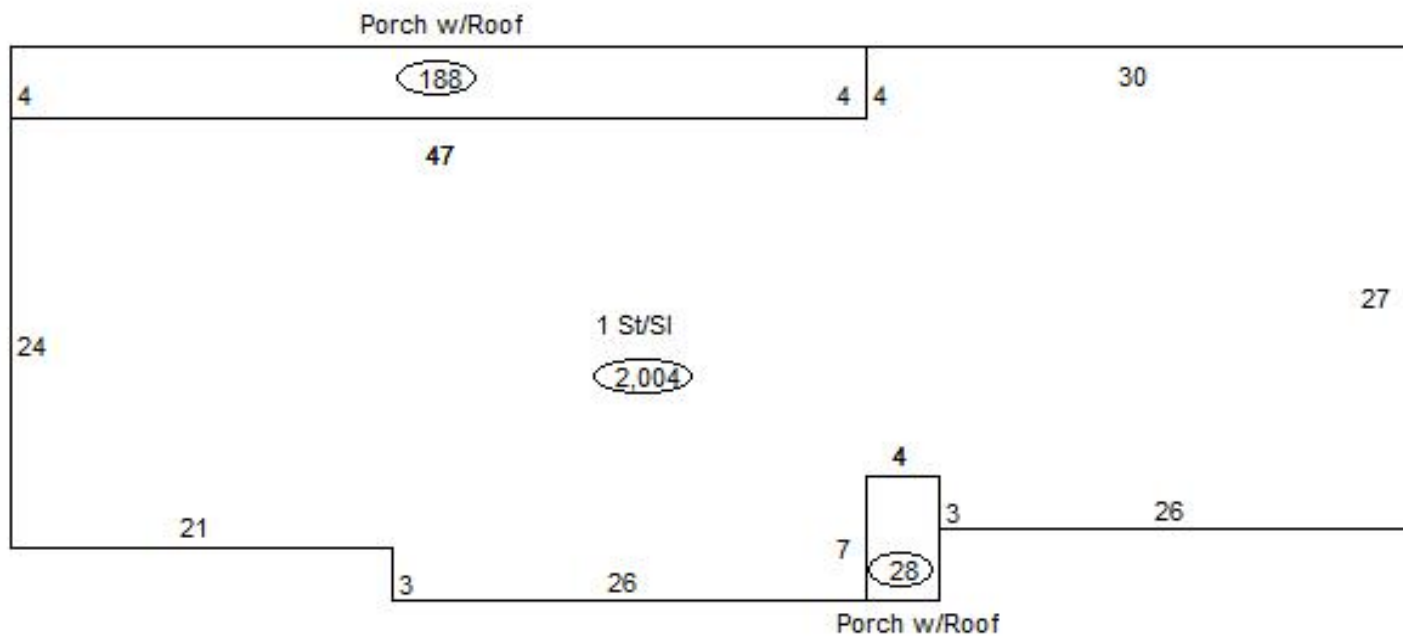
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### Sketch Image

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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	2,004	1.000	2,004
2	M	PRCH		13	SLBC	188	1.000	188
3	M	PRCH		13	SLBC	28	1.000	28
<b>Total Building Area</b>						2,004		2,004



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 4	Cond 3	Year 2015	Eff Age		
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (90% Phys/ % Func)</b> 22,500	<b>RCNLD</b> 2,500
	DTGF	DETACHED GARAGE FAIR	20x30x8	Concrete	Composition Shingle	600
	Qual 3	Cond 3	Year 2000	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 600) 9,600		<b>Modifier Total</b>	<b>RCN</b> 9,600	<b>Depr (60% Phys/ % Func)</b> 5,760	<b>RCNLD</b> 3,840
	BNGP	Barn - General Purpose	35x40x10	Dirt	Formed Metal	1,400
	Qual 2.5	Cond 3	Year 1980	Eff Age		
	<b>Valuation Summary</b> Base Cost (20.64 x 1,400) 28,896		<b>Modifier Total</b>	<b>RCN</b> 28,896	<b>Depr (75% Phys/ % Func)</b> 21,672	<b>RCNLD</b> 7,224
	LOAF	Loafing Shed	18x40x8	Dirt	Formed Metal	720
	Qual 2.5	Cond 3	Year 1980	Eff Age		
	<b>Valuation Summary</b> Base Cost (6.45 x 720) 4,644		<b>Modifier Total</b>	<b>RCN</b> 4,644	<b>Depr (85% Phys/ % Func)</b> 3,947	<b>RCNLD</b> 697