



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:09:07
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Assessment Data					Primary Image																																																																																																																				
Account 660023130 Parcel ID 000000-00-0-00651-002-0006 Cadastral ID 27-22-14-04650 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 343376 HARRISON, CHRISTOPHER STEVEN 14807 E 138TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 14807 E 138TH ST N Subdivision RANCLAND ESTATES Lot/Block 0006 / 0002 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: 36.35328232 -95.80833479																																																																																																																									
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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2251	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	96,927.00 x 1.04 = 100,885	
Factor Value		
Adjustments	1.0000	
Lot Value	100,885	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,004 / 2,004
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,004
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 30



\\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	189,187	94.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	318,560		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,948		
Lot Value	100,885		
Indicated Value	271,833	135.65	Per SqFt
Agland Value			
Site Improvements	341		
Total Value	272,174	135.82	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.87	Total Misc Impr	+	15,359			
Roofing Adj	+ 4.99	Garage Cost	+	13,282			
Subfloor Adj	+ -1.09	Total RCN	=	279,321			
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	111,728			
Plumbing Adj	+ 8.85	Lump Sums	+	3,355			
Basement Adj	+ 0.00	RCNLD	=	170,948			
Adj Base Cost	= 125.09	Lot Value	+	100,885			
Total Area	x 2,004	Indicated Value	=	271,833			
Adjusted Cost	= 250,680	Value Per SqFt		135.65			

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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	57080	447		447	22.96		10,263
WODO	WOOD DECK - OPEN	57081	348		348	16.07	40%	3,355



Rogers

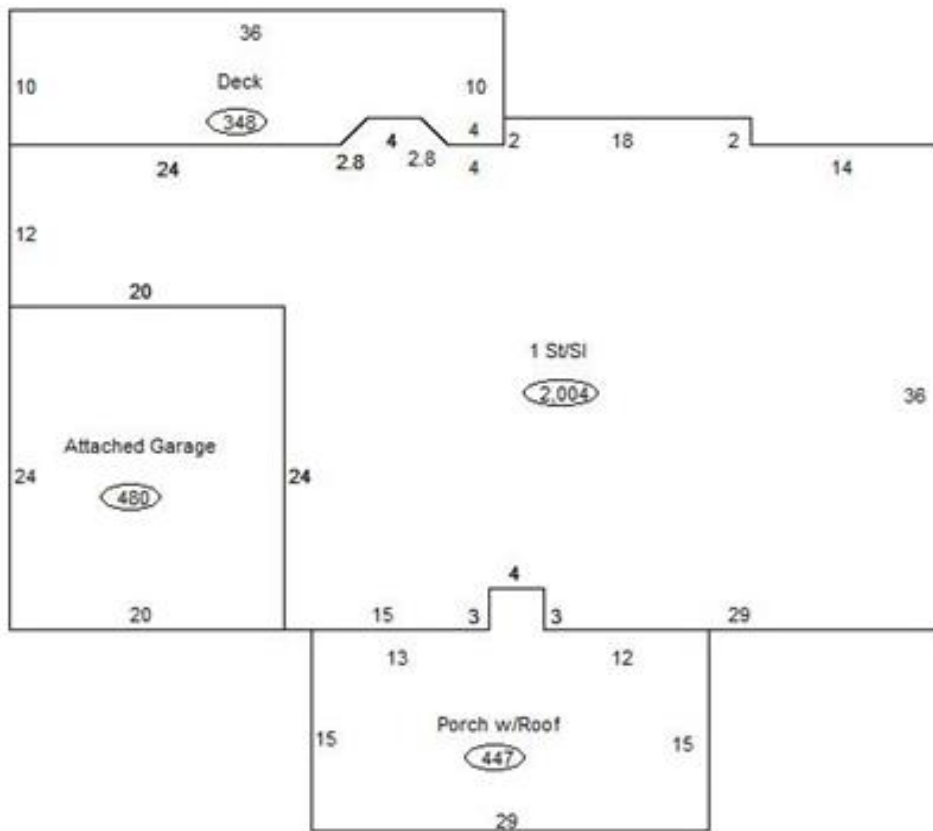
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Sketch Image

660023130



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	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	447	1.000	447
4	M	WODO		13	WODO	348	1.000	348
Total Building Area						2,004		2,004



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x10	Concrete	Galvanized Metal	360
	Qual 3	Cond 3	Year 2018	Eff Age 6		

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (5.90 x 360)	2,124		2,124	2,124	

	SHDS	Shed - Small	10x12x8	Plank	Galvanized Metal	120
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (28.01 x 120)	3,361		3,361	3,361	

	LOAF	Loafing Shed	10x20x8	Dirt	Galvanized Metal	200
	Qual 1.5	Cond 2	Year	Eff Age		



Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (5.69 x 200)	1,138		1,138	797	341