



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:55:27
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660023131 Parcel ID 000000-00-0-00651-002-0009 Cadastral ID 27-22-14-04670 Property Type REAL - Real Property Property Class RAP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 301698 SARRACINO, MANUEL POLO SR & JENNIFER 13901 N 147TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 13901 N 147TH E AVE Subdivision RANCLAND ESTATES Lot/Block 0009 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 22 / 14 / 5 Neighborhood 1096 - R-V02-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/2/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.35391284 -95.80877179 A PT LOT 7 & A PT LOT 8 & A PT LOT 9 BEG: AT SE/C LOT 8; N 0-07-03 E 165.28'; N 89-47-39 W 636.58'; S 0-08-16 W 165.39'; S 89-48-15 E 636 70' TO POB BLOCK 2 RANCLAND ESTATES																																																																																																																									
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Date 04/17/2026
 Time 15:55:27
 Page 2

Lot Data	Primary Image
Square-Foot - RANGLAND ESTATES (SQUARE FOOT) Lot Size Lot Count Units Buildable 104977.6 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,569 / 1,569
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,569
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 34

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code Adjusted R Indicated Value

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	108.72	Total Misc Impr	+ 6,554	Roofing Adj	+ 4.82	Garage Cost	+ 14,049
Subfloor Adj	+ -2.31	Total RCN	= 230,472	Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 96,798
Plumbing Adj	+ 9.89	Lump Sums	+ 2,116	Basement Adj	+ 0.00	RCNLD	= 135,790
Adj Base Cost	= 133.76	Lot Value	+ 135,790	Total Area	x 1,569	Indicated Value	= 135,790
		Value Per SqFt	86.55	Adjusted Cost	= 209,869		

Value Reconciliation
Selected Approach Cost Approach Improvements 135,790 Lot Value Indicated Value 135,790 86.55 Per SqFt Agland Value 507 Site Improvements 38,565 Total Value 174,862 111.45 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
PRCH	SLAB PORCH - COVERED	57084		35	35	26.82		939
WODO	WOOD DECK - OPEN	116787	16x16	2012	256	19.22	57%	2,116



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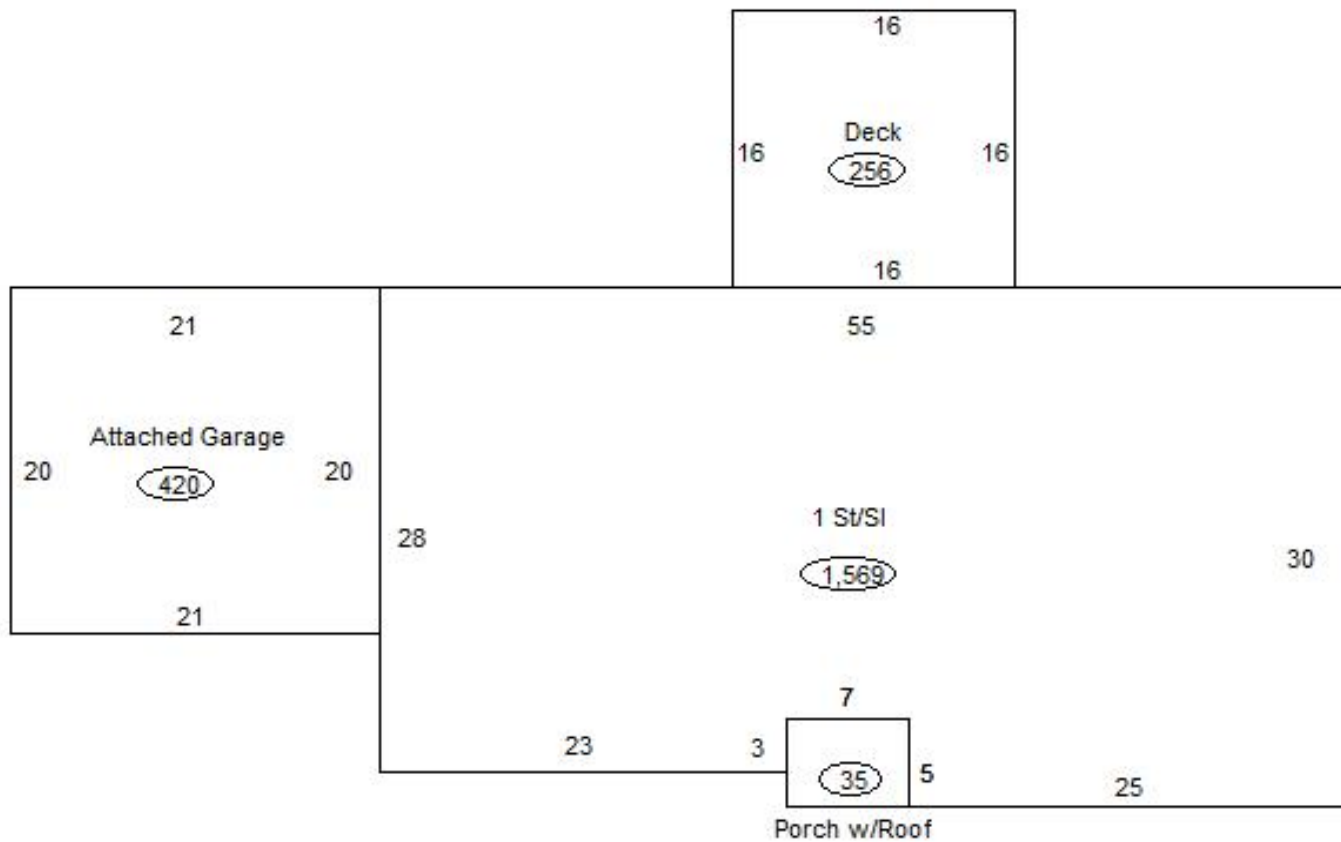
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 Time 15:55:27
 Page 3

Sketch Image

660023131



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,569	1.000	1,569
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	35	1.000	35
4	M	WODO		13	WODO	256	1.000	256
Total Building Area						1,569		1,569



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 Page 4

660023131

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	10x12x8	Dirt	Galvanized Metal	120
	Qual	3	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (6.73 x 120)		808		808 364	444
	UTIL	SHOP BUILDING	30x40x8	Concrete	Galvanized Metal	1,200
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (29.14 x 1,200)		34,968		34,968 1,748	33,220
	GF	GAZEBO FAIR	10x10x8	Base		1
	Qual	3	Cond 3	Year 2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x 1)		2,950		2,950 443	2,507
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual	2.5	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (23.75 x 160)		3,800		3,800 1,406	2,394



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Page 5

Agland Inventory

660023131

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.580	168	168	97	97
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			1.830	224	224	410	410
IMP PST Totals						2.410			507	507
Total Agland						2.410			507	507