



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:09:16
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Assessment Data					Primary Image																																																																																																																				
Account 660023140 Parcel ID 000000-00-0-00651-002-0019 Cadastral ID 27-22-14-04770 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 319646 RINKER, CHAD 14831 E 140TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 14831 E 140TH ST N Subdivision RANCLAND ESTATES Lot/Block 0019 / 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 Lat/Long: 36.35738619 -95.80800253 A PT LOTS 17,18 & 19 BEG: NE/C LOT 19 N 89-42-12 W 165.27'; S 0-07 21 W 636.22'; S 89-44-37 E 165.34'; N 0-07-03 E 636.10' TO POB BLOCK 2 RANCLAND ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.2774 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 99,204.00 x 1.02 = 101,341 Factor Value Adjustments 1.0000 Lot Value 101,341		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,862 / 1,862
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,862
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	226,845	121.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	355,730		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.14	Total Misc Impr	+ 16,529				
Roofing Adj	+ 4.77	Garage Cost	+ 18,963				
Subfloor Adj	+ -2.27	Total RCN	= 286,434				
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 117,438				
Plumbing Adj	+ 10.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 168,996				
Adj Base Cost	= 134.77	Lot Value	+ 101,341				
Total Area	x 1,862	Indicated Value	= 270,337				
Adjusted Cost	= 250,942	Value Per SqFt	145.19				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,996		
Lot Value	101,341		
Indicated Value	270,337	145.19	Per SqFt
Agland Value			
Site Improvements	10,080		
Total Value	280,417	150.60	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	57117		156	156	26.44		4,125
PRCH	SLAB PORCH - COVERED	57118	20x13		260	26.11		6,789



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660023140

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x30x8	Base	Composition Shingle	900
	Qual 3	Cond 3	Year 1977	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (16.00 x 900)		14,400		14,400	4,320	10,080