



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:58:20
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Assessment Data					Primary Image																																																																																																															
Account 660023150 Parcel ID 000000-00-0-00651-003-0016 Cadastral ID 27-22-14-04843 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 268540 KOLOSHA, PYOTR & MARIKA 14623 E 140TH ST N COLLINSVILLE OK 74021-5682 Parcel Location Situs 14623 E 140TH ST N Subdivision RANCLAND ESTATES Lot/Block 0016 / 0003 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: 36.35741966 -95.81027972 TRACT 4 AMENDED PLAT OF LOTS 13-16 & PART OF VAC RD ADJ TO E/L THEREOF IN BLOCK 3 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	2.4823	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	108,130.00 x .95 = 103,126	
Factor Value		
Adjustments	1.0000	
Lot Value	103,126	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,643 / 2,643
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,643
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26



\\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	
Adjusted R	0.8445		
Indicated Value	261,176	98.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	368,510		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,035		
Lot Value	103,126		
Indicated Value	297,161	112.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	297,161	112.43	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.58	Total Misc Impr	+	17,462			
Roofing Adj	+ 4.06	Garage Cost	+	17,418			
Subfloor Adj	+ -1.06	Total RCN	=	334,543			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	140,508			
Plumbing Adj	+ 5.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	194,035			
Adj Base Cost	= 113.38	Lot Value	+	103,126			
Total Area	x 2,643	Indicated Value	=	297,161			
Adjusted Cost	= 299,663	Value Per SqFt		112.43			

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	57158		206	206	23.54		4,849
PRCH	SLAB PORCH - COVERED	57159	18x18		324	23.20		7,517

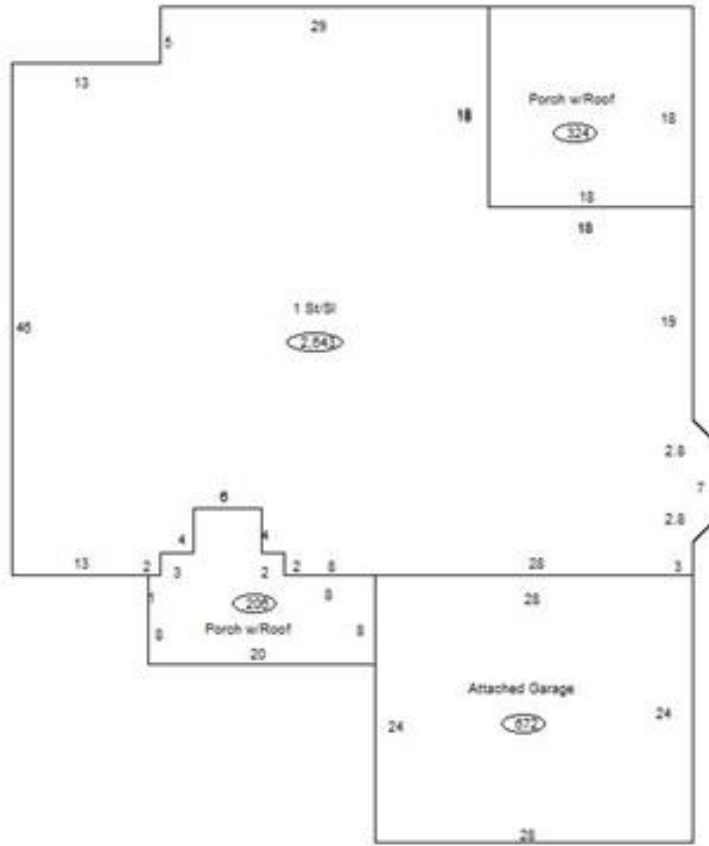


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Sketch Image

660023150



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,643	1.000	2,643
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	206	1.000	206
4	M	PRCH		13	SLBC	324	1.000	324
Total Building Area						2,643		2,643