



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:18:21  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027185 <b>Parcel ID</b> 22N15E-31-3-00000-000-0000 <b>Cadastral ID</b> 31-22-15-02400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 198344 EDWARDS, MONTELL L TRUST  19507 E 126TH ST N COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 19507 E 126TH ST N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.34 - Acres <b>Sec/Twn/Rng</b> 31 / 22 / 15 / 3 <b>Neighborhood</b> 6060 - UNPLATTED <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33699803 -95.75558438																																																																																																																									
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.34 <b>Non-Ag Acres</b> 2.4318 <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> 105,930.00 x .66 = 70,043 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 70,043		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (76)\IMG_0008.JPG 6/29/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,536 / 1,536
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	1,536
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1982 / 33

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	83.22	<b>Total Misc Impr</b>	+ 4,358				
<b>Roofing Adj</b>	+ 4.43	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 163,104				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 45%)</b>	- 73,397				
<b>Plumbing Adj</b>	+ 5.40	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 89,707				
<b>Adj Base Cost</b>	= 103.35	<b>Lot Value</b>	+ 70,043				
<b>Total Area</b>	x 1,536	<b>Indicated Value</b>	= 159,750				
<b>Adjusted Cost</b>	= 158,746	<b>Value Per SqFt</b>	104.00				

### 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>Adusted R</b>	0.8445
<b>Indicated Value</b>	138,796 90.36 Per SqFt

### Direct Comparables

<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	89,707
<b>Lot Value</b>	70,043
<b>Indicated Value</b>	159,750 104.00 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	34,764
<b>Total Value</b>	194,514 126.64 Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	65427	8x6		48	10.24		492
PATO	SLAB PORCH - OPEN	65428	36x14		504	7.67		3,866



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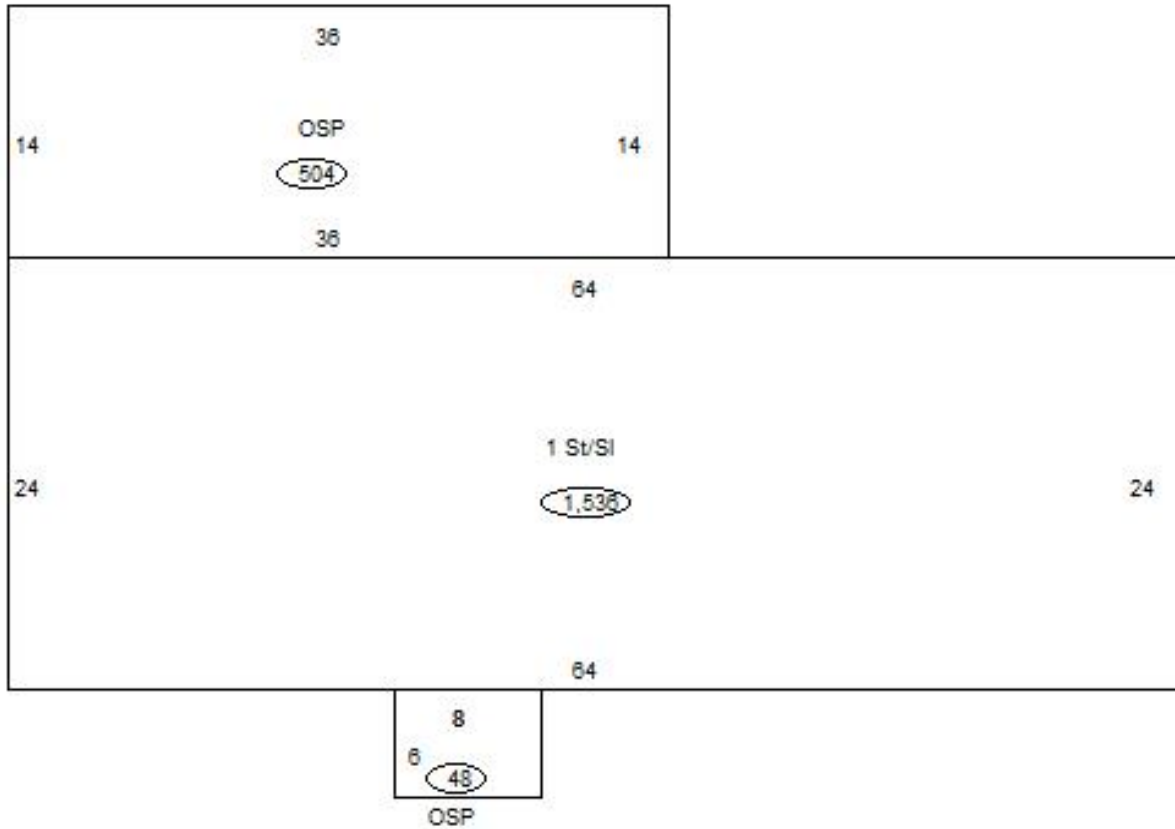
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### Sketch Image

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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	1,536	1.000	1,536
2	M	PATO		13	Open Slab	48	1.000	48
3	M	PATO		13	Open Slab	504	1.000	504
<b>Total Building Area</b>						1,536		1,536



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual	2	Cond 3	Year	2011	Eff Age 11
	<b>Valuation Summary</b> Base Cost (28.97 x 1,200) 34,764		<b>Modifier Total</b>		<b>RCN</b> 34,764	<b>Depr (0% Phys/ % Func)</b>
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year		Eff Age
	<b>Valuation Summary</b> Base Cost (3.50 x )		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year		Eff Age
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>