



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:53:12
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029515 Parcel ID 000000-00-0-00939-001-0007 Cadastral ID 34-22-14-01870 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 317663 HARPECO LLC HAROLD & ANITA BLUNT 11421 N 129TH E AVE OWASSO OK 74055-0000					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/17/2020</p>																																																																																																																				
Parcel Location Situs 15119 WINDING CRK Subdivision WINDING CREEK ESTATES I Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 22 / 14 / 5 Neighborhood 1096 - R-V02-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.34752660 -95.80432875 LOT 7 BLOCK 1 WINDING CREEK EST. 1					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	30233	
Non-Ag Acres	2.4845	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	108,225.00 x .95 = 103,145	
Factor Value		
Adjustments	1.0000	
Lot Value	103,145	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,767 / 1,767
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,767
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/17/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,737	97.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	316,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.63	Total Misc Impr	+	12,362			
Roofing Adj	+ 4.37	Garage Cost	+	12,507			
Subfloor Adj	+ -1.15	Total RCN	=	248,129			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	114,139			
Plumbing Adj	+ 10.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	133,990			
Adj Base Cost	= 126.35	Lot Value	+	103,145			
Total Area	x 1,767	Indicated Value	=	237,135			
Adjusted Cost	= 223,260	Value Per SqFt		134.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,990		
Lot Value	103,145		
Indicated Value	237,135	134.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,135	134.20	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	70746		140	140	23.80		3,332
PRCH	SLAB PORCH - COVERED	70747		166	166	23.70		3,934

