



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660029523 Parcel ID 000000-00-0-00939-003-0002 Cadastral ID 34-22-14-01950 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 330803 PHELPS, RYAN & MICAH 15014 E WINDING CREEK DR COLLINSVILLE OK 74021-0000 Parcel Location Situs 15014 E WINDING CREEK DR Subdivision WINDING CREEK ESTATES I Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 22 / 14 / 5 Neighborhood 1096 - R-V02-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/17/2020</p>														
Legal Description Lat/Long: 36.34849542 -95.80895886																			
LOT 2 BLOCK 3 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>R2013 10 1</td> <td>R14-NEW 720 SQ FT 24X30 POLE BAR</td> <td>10/2013</td> <td>12/2013</td> <td>5,800</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 10 1	R14-NEW 720 SQ FT 24X30 POLE BAR	10/2013	12/2013	5,800
Number	Description	Opened	Closed	Amount															
R2013 10 1	R14-NEW 720 SQ FT 24X30 POLE BAR	10/2013	12/2013	5,800															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	PHELPS, DOUGLAS F	05/19/2020	225,000	YES										
					1700/754	ULLRICH, CYNTHIA J	07/29/2005	175,000	YES										
					810/634			0	No										
					832/9			74,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.120	Current Tax										
Remove Cap	2021		Land Value	105,492	63,737	11%	7,011	Assessed	31,448										
Year Frozen	0		Improvements	312,195	222,147		24,437	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	417,687	285,884		31,448	Total Taxable	31,448										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660029523	PHELPS, RYAN & MICAH			27	391,815	0	29,950	3,058.00										
2024	2024-660029523	PHELPS, RYAN & MICAH			27	365,179	0	28,524	2,858.00										
2023	2023-660029523	PHELPS, RYAN & MICAH			27	246,959	0	27,165	2,672.00										
2022	2022-660029523	PHELPS, RYAN & MICAH			27	236,611	0	25,896	2,530.00										
2021	2021-660029523	PHELPS, RYAN & MICAH			27	224,205	0	24,663	2,447.00										
2020	2020-660029523	PHELPS, RYAN & MICAH			27	244,105	0	26,852	2,671.00										
2019	2019-660029523	PHELPS, DOUGLAS F			27	238,563	0	26,242	2,581.00										
2018	2018-660029523	PHELPS, DOUGLAS F			27	245,904	0	27,049	2,689.00										
2017	2017-660029523	PHELPS, DOUGLAS F			27	243,870	0	26,826	2,625.00										
2016	2016-660029523	PHELPS, DOUGLAS F			27	238,851	0	26,274	2,507.00										
2015	2015-660029523	PHELPS, DOUGLAS F			27	237,452	0	26,120	2,522.00										
2014	2014-660029523	PHELPS, DOUGLAS F			27	242,043	0	26,559	2,487.00										
2013	2013-660029523	PHELPS, DOUGLAS F			27	224,400	0	24,684	2,305.00										



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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
Lot Size Lot Count Units Buildable 32107 Non-Ag Acres 2.7539 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 119,958.00 x .88 = 105,492 Factor Value Adjustments 1.0000 Lot Value 105,492		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	3,611 / 3,611
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,611
Fixture/RghIn	20 /
Bed/F/H Bath	5 / 4.5 /
Basement Area	
Garage Type	373 Carport - Gable Roof
Remodel	
Year/Eff Age	1977 / 29

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 336,691 93.24 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	90.29	Total Misc Impr	+ 11,071				
Roofing Adj	+ 3.88	Garage Cost	+ 3,021				
Subfloor Adj	+ -1.02	Total RCN	= 416,863				
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 162,577				
Plumbing Adj	+ 6.92	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 254,286				
Adj Base Cost	= 111.54	Lot Value	+ 105,492				
Total Area	x 3,611	Indicated Value	= 359,778				
Adjusted Cost	= 402,771	Value Per SqFt	99.63				

Value Reconciliation
Selected Approach Cost Approach Improvements 254,286 Lot Value 105,492 Indicated Value 359,778 99.63 Per SqFt Agland Value Site Improvements 57,909 Total Value 417,687 115.67 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	70780	252		252	23.40		5,897
PRCH	SLAB PORCH - COVERED	116791	24x5		120	23.88		2,866
PATO	SLAB PORCH - OPEN	116792	18x14		252	9.16		2,308

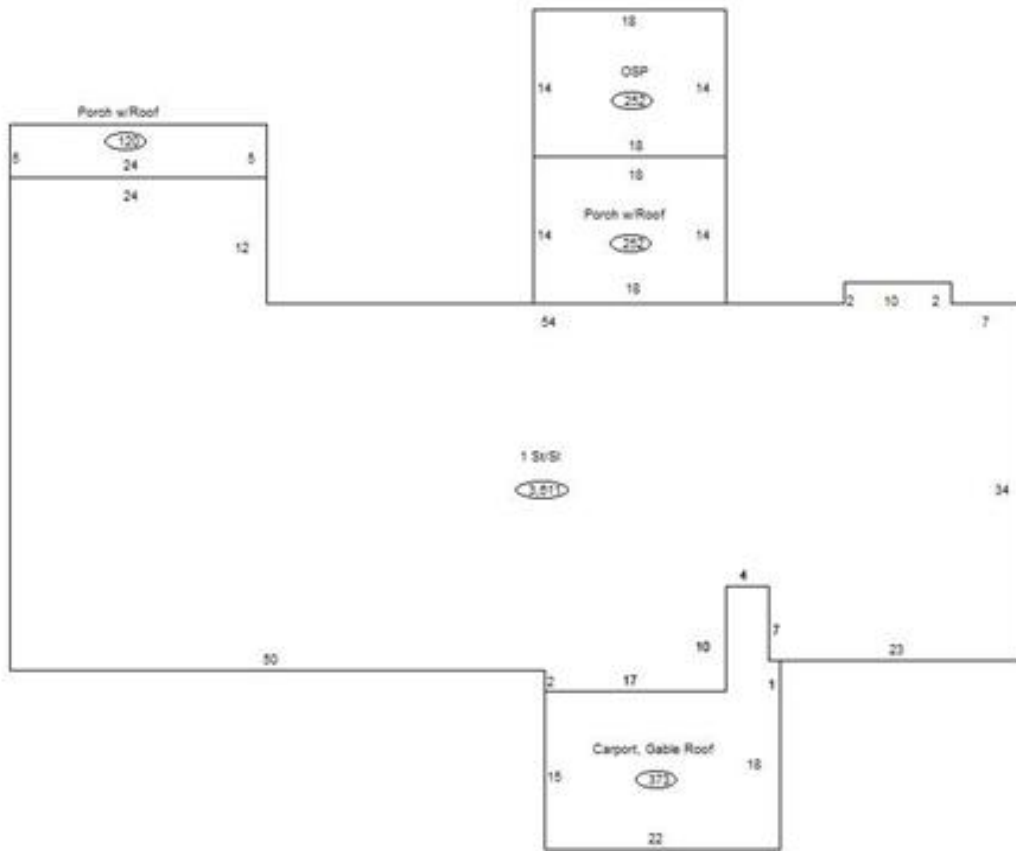


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	252	1.000	252
2	G	3		13	Carport, Gable Roof	373	1.000	373
3	R	1	Slab	13	1 St/SI	3,611	1.000	3,611
4	M	PRCH		13	SLBC	120	1.000	120
5	M	PATO		13	Open Slab	252	1.000	252
Total Building Area						3,611		3,611



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x10	Concrete	Galvanized Metal	1,500
	Qual	3	Cond 3	Year 2015	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (28.84 x 1,500)		43,260		43,260	17,304	25,956
	UTIL	SHOP BUILDING	30x24x8	Concrete	Galvanized Metal	720
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (33.12 x 720)		23,846		23,846	2,385	21,461
	UTIL	Shop Building	25x60x8	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 1995	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (27.98 x 1,500)		41,970		41,970	31,478	10,492