



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:02:15  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029546 <b>Parcel ID</b> 000000-00-0-00942-004-0005 <b>Cadastral ID</b> 34-22-14-02180 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 27 - COLLINSVILLE/COLL FIRE <b>Name ID</b> 193754 MALAER, WAYNE S &  L DENISE 13451 N 155TH E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 13451 N 155TH E AVE <b>Subdivision</b> WINDING CREEK ESTATES II <b>Lot/Block</b> 0005 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 22 / 14 / 5 <b>Neighborhood</b> 1096 - R-V02-NW COLLINSVILLE <b>School District</b> S026 - COLLINSVILLE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.34896191 -95.79988410																																																																																																																									
<b>Legal Description</b> LOT 5 BLOCK 4 WINDING CREEK EXT. 2					<b>Building Permits</b> <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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 42857 <b>Non-Ag Acres</b> 2.4943 <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> 108,654.00 x .95 = 103,231 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 103,231		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	40% Veneer, Stone 60% Frame, Siding, Wood
<b>Base/Total Area</b>	2,279 / 2,279
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,279
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	578 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36



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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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	251,068	110.17	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	3
<b>Indicated Value</b>	383,040 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	189,922		
<b>Lot Value</b>	103,231		
<b>Indicated Value</b>	293,153	128.63	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	34,754		
<b>Total Value</b>	327,907	143.88	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.29	<b>Total Misc Impr</b>	+ 16,922				
<b>Roofing Adj</b>	+ 4.15	<b>Garage Cost</b>	+ 19,247				
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	= 300,533				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 45%)</b>	- 135,240				
<b>Plumbing Adj</b>	+ 6.18	<b>Lump Sums</b>	+ 24,629				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 189,922				
<b>Adj Base Cost</b>	= 116.00	<b>Lot Value</b>	+ 103,231				
<b>Total Area</b>	x 2,279	<b>Indicated Value</b>	= 293,153				
<b>Adjusted Cost</b>	= 264,364	<b>Value Per SqFt</b>	128.63				

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	70882	8x8		64	24.07		1,540
PRCH	SLAB PORCH - COVERED	70884	32x14		448	22.96		10,286
GRDT	Garage - Detached	171708	40x28		1,120	21.99		24,629



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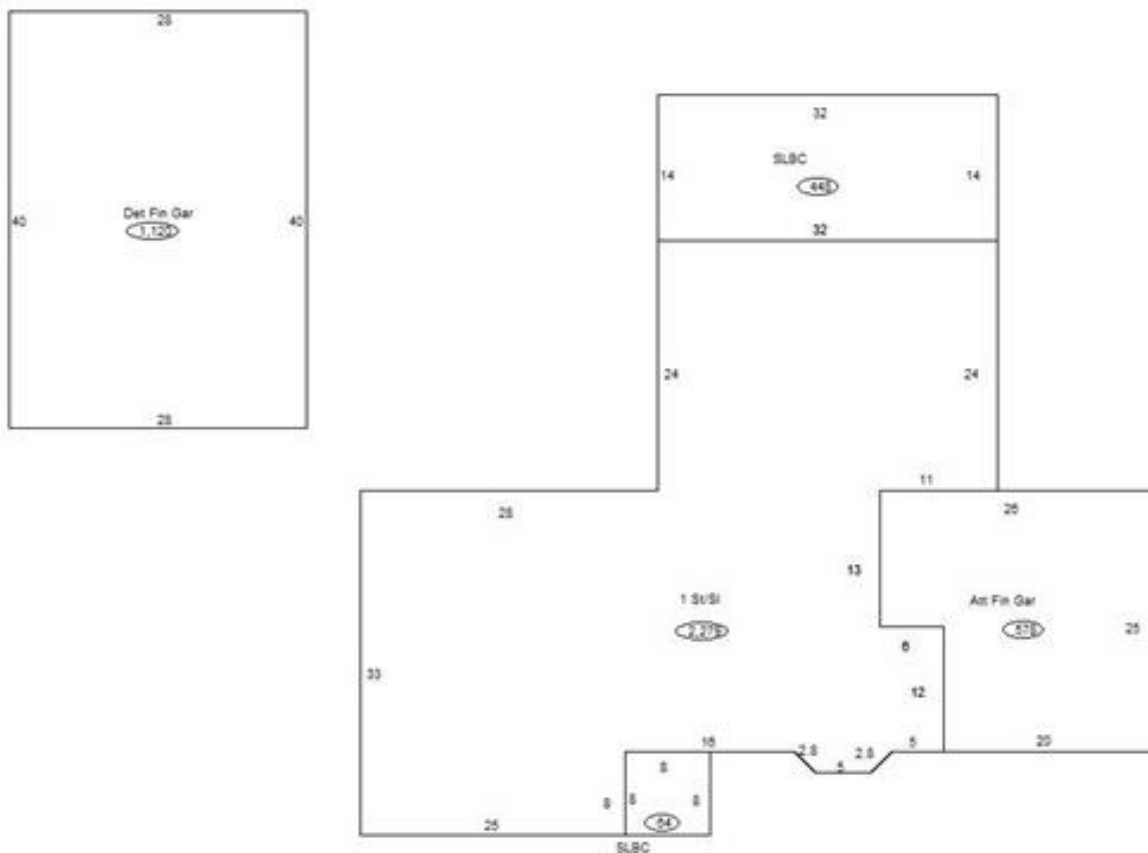
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### Sketch Image

660029546



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	578	1.000	578
2	M	PRCH		13	SLBC	64	1.000	64
3	R	1	Slab	13	1 St/SI	2,279	1.000	2,279
4	M	PRCH		13	SLBC	448	1.000	448
5	G	6		13	Det Fin Gar	1,120	1.000	1,120
<b>Total Building Area</b>						<b>2,279</b>		<b>2,279</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building	50x24x8	Concrete	Formed Metal	1,200	
Qual	3	Cond 3	Year 2021	Eff Age 4		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (30.80 x 1,200)	36,960	36,960	2,587	34,373

LOAF	Loafing Shed	14x10x6	Dirt	Galvanized Metal	140
Qual	3	Cond 3	Year 2000	Eff Age 20	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.64 x 140)	930	930	549	381