



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:02:17
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029547 Parcel ID 000000-00-0-00942-004-0006 Cadastral ID 34-22-14-02190 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 193764 ROSENTHAL, GARY N & MARTHA J TRUSTEES 13441 N 155TH E AVE COLLINSVILLE OK 74021-0000																																																																																																																									
Parcel Location Situs 13441 N 155TH E AVE Subdivision WINDING CREEK ESTATES II Lot/Block 0006 / 0004 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: 36.34850498 -95.79984864					Building Permits																																																																																																																				
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Lot Data		Square-Foot - NBHD 1096 #1	
Lot Size			
Lot Count			
Units Buildable	15000		
Non-Ag Acres	2.4822		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	108,126.00 x .95 = 103,125		
Factor Value			
Adjustments	1.0000		
Lot Value	103,125		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,756 / 2,482
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,756
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	257,759 103.85 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	392,340 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	172,682
Lot Value	103,125
Indicated Value	275,807 111.12 Per SqFt
Agland Value	
Site Improvements	
Total Value	275,807 111.12 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.22	Total Misc Impr	+ 9,241
Roofing Adj	+ 3.34	Garage Cost	+ 17,686
Subfloor Adj	+ -1.68	Total RCN	= 308,361
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 135,679
Plumbing Adj	+ 7.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,682
Adj Base Cost	= 113.39	Lot Value	+ 103,125
Total Area	x 2,482	Indicated Value	= 275,807
Adjusted Cost	= 281,434	Value Per SqFt	111.12

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATO	SLAB PORCH - OPEN	70887		40	40	11.48		459
PATO	SLAB PORCH - OPEN	70888	28x13		364	8.70		3,167



Rogers

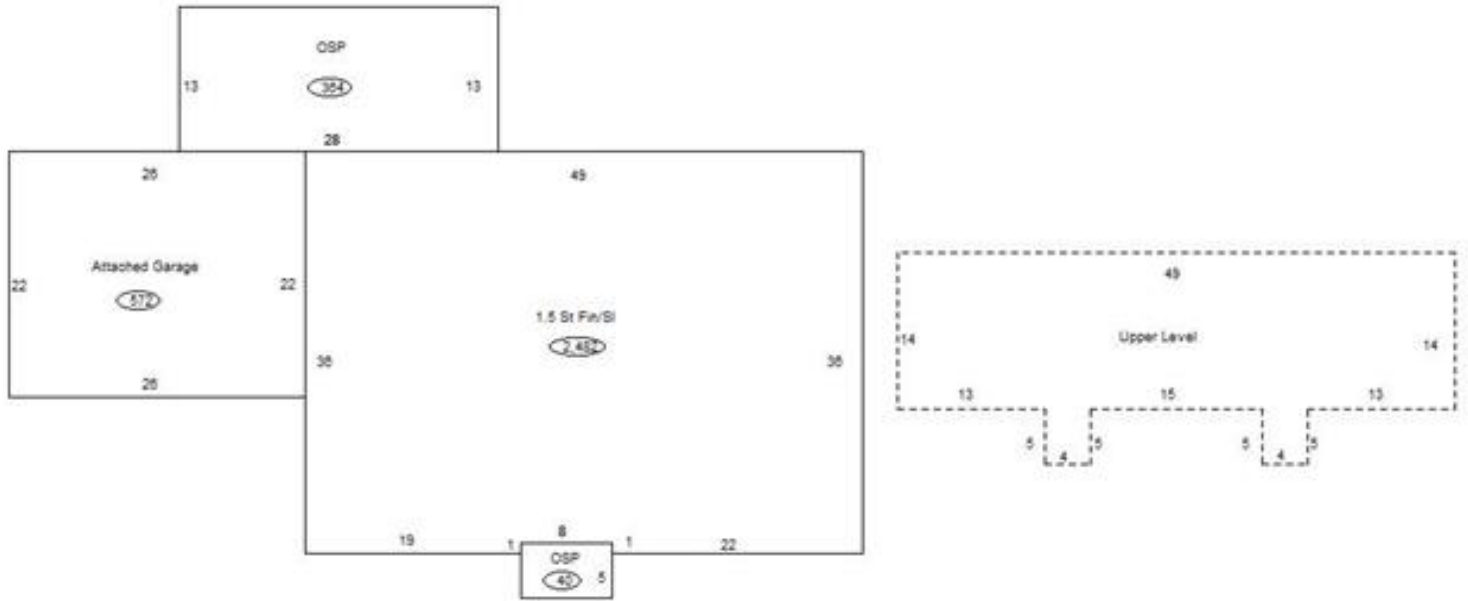
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Sketch Image

660029547



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,756	1.413	2,482
2	G	1		13	Attached Garage	572	1.000	572
3	M	PATO		13	Open Slab	40	1.000	40
4	M	PATO		13	Open Slab	364	1.000	364
5	U	^UL		13	Upper Level	726	1.000	726
Total Building Area						1,756		2,482