



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:02:18
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Assessment Data					Primary Image																																																																																																															
Account 660029555 Parcel ID 000000-00-0-00942-005-0004 Cadastral ID 34-22-14-02270 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 339239 MCKINNIS, MITCHEL S & RACHEL 15532 E WINDING CREEK DR COLLINSVILLE OK 74021-0000 Parcel Location Situs 15532 E WINDING CREEK DR Subdivision WINDING CREEK ESTATES II Lot/Block 0004 / 0005 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: 36.34563987 -95.80066559 LOT 4 BLOCK 5 WINDING CREEK EXT. 2																																																																																																																				
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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	15000	
Non-Ag Acres	2.7196	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	118,465.00 x .89 = 105,193	
Factor Value		
Adjustments	1.1445	
Lot Value	120,389	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	15% Frame, Siding, Wood 85% Veneer, Stone
Base/Total Area	2,177 / 2,177
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,177
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	1978 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	273,138	125.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	390,130		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.14	Total Misc Impr	+	9,896			
Roofing Adj	+ 5.27	Garage Cost	+	26,025			
Subfloor Adj	+ -3.40	Total RCN	=	342,334			
Heat/Cool Adj	+ 14.47	Depreciation (31%)	-	106,124			
Plumbing Adj	+ 10.27	Lump Sums	+	39,618			
Basement Adj	+ 0.00	RCNLD	=	275,828			
Adj Base Cost	= 140.75	Lot Value	+	120,389			
Total Area	x 2,177	Indicated Value	=	396,217			
Adjusted Cost	= 306,413	Value Per SqFt		182.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	275,828		
Lot Value	120,389		
Indicated Value	396,217	182.00	Per SqFt
Agland Value			
Site Improvements	14,129		
Total Value	410,346	188.49	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	70921	17x7		119	29.13		3,466
WODO	WOOD DECK - OPEN	70922	570		570	19.09	40%	6,529
GRDT	Garage - Detached	171709	34x30		1,020	32.44		33,089



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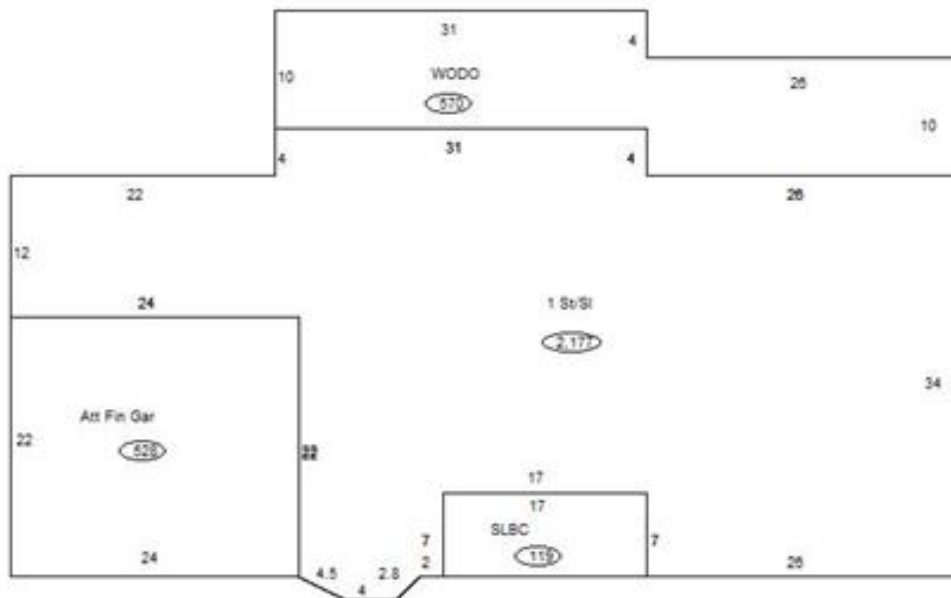
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Sketch Image

660029555



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,177	1.000	2,177
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	119	1.000	119
4	M	WODO		13	WODO	570	1.000	570
5	G	6		13	Det Fin Gar	1,020	1.000	1,020
Total Building Area						2,177		2,177



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	34x18x0	Concrete		612
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (50.19 x 612)	30,716	30,716	16,587	14,129