



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:02:41  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029573 <b>Parcel ID</b> 000000-00-0-00945-003-0024 <b>Cadastral ID</b> 34-22-14-02450 <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> 309600 YEARWOOD, ANDREW & MIRANDA  13140 N 150TH E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 13140 N 150TH E AVE <b>Subdivision</b> WINDING CREEK ESTATES III <b>Lot/Block</b> 0024 / 0003 <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: 36.34647655 -95.80950846																																																																																																																									
<b>Legal Description</b> LOT 24 BLOCK 3 WINDING CREEK EXT. 3					<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> 143179.7 <b>Non-Ag Acres</b> 3.437 <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> 149,715.00 x .74 = 111,443 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 111,443		

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>	60% Veneer, Masonry 40% Frame, Siding, Wood
<b>Base/Total Area</b>	1,864 / 1,864
<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>	1,864
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1981 / 34

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>Adusted R</b> 0.8445 <b>Indicated Value</b> 205,274 110.13 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 2 <b>Indicated Value</b> 352,130 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.89	<b>Total Misc Impr</b>	+	29,129			
<b>Roofing Adj</b>	+ 4.33	<b>Garage Cost</b>	+	17,947			
<b>Subfloor Adj</b>	+ -1.13	<b>Total RCN</b>	=	272,825			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	-	120,043			
<b>Plumbing Adj</b>	+ 7.55	<b>Lump Sums</b>	+	12,160			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	164,942			
<b>Adj Base Cost</b>	= 121.11	<b>Lot Value</b>	+	111,443			
<b>Total Area</b>	x 1,864	<b>Indicated Value</b>	=	276,385			
<b>Adjusted Cost</b>	= 225,749	<b>Value Per SqFt</b>		148.28			

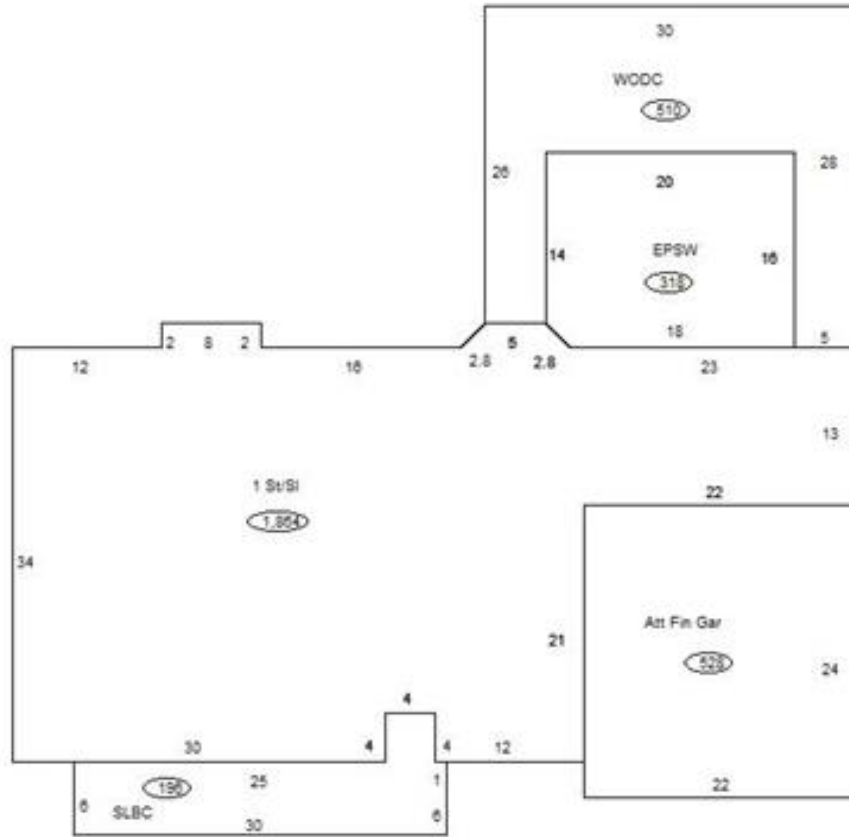
Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 164,942 <b>Lot Value</b> 111,443 <b>Indicated Value</b> 276,385 148.28 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 16,053 <b>Total Value</b> 292,438 156.89 Total Value Per SqFt

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
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	71000	196		196	23.58		4,622
EPSW	ENCLOSED PORCH - SOLID WALL	71001	318		318	61.04		19,411
WODC	WOOD DECK - COVERED	71002	510		510	28.05	15%	12,160



Sketch Image

660029573



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,864	1.000	1,864
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	196	1.000	196
4	M	EPSW		13	EPSW	318	1.000	318
5	M	WODC		13	WODC	510	1.000	510
<b>Total Building Area</b>						<b>1,864</b>		<b>1,864</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
BNGP	Barn - General Purpose		30x36x8	Dirt	Composition Shingle	1,080
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2005	<b>Eff Age</b> 16		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.76 x 1,080)	23,501		23,501	8,695	14,806

LOAF	Loafing Shed		18x18x6	Dirt	Formed Metal	324
<b>Qual</b>	3.5	<b>Cond</b> 3	<b>Year</b> 2005	<b>Eff Age</b> 16		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (8.02 x 324)	2,598		2,598	1,351	1,247