



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:33:48
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660031472 Parcel ID 000000-00-0-00075-001-0012 Cadastral ID 36-21-15-08020 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 339188 BALANZATEGUI, MICHAEL & KORI 5701 E 142ND PL N COLLINSVILLE OK 74021-0000 Parcel Location Situs 09466 E ASPENWOOD DR Subdivision BRIDGEPORT 1 Lot/Block 0012 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25000006 -95.66122774																																																																																																																									
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 2 Non-Ag Acres 0.1575 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 6,862.00 x 5.95 = 40,829 Factor Value Adjustments 1.2500 Lot Value 51,036		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Wood
Base/Total Area	1,311 / 1,311
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,311
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	800 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	195,458	149.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	225,340		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.26	Total Misc Impr	+ 9,542				
Roofing Adj	+ 4.65	Garage Cost	+ 20,528				
Subfloor Adj	+ -1.22	Total RCN	= 197,747				
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 59,324				
Plumbing Adj	+ 10.74	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 138,423				
Adj Base Cost	= 127.90	Lot Value	+ 51,036				
Total Area	x 1,311	Indicated Value	= 189,459				
Adjusted Cost	= 167,677	Value Per SqFt	144.51				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,423		
Lot Value	51,036		
Indicated Value	189,459	144.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	189,459	144.51	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
PRCH	SLAB PORCH - COVERED	74735	5x5		25	24.19		605
PRCH	SLAB PORCH - COVERED	74736	18x9		162	23.71		3,841



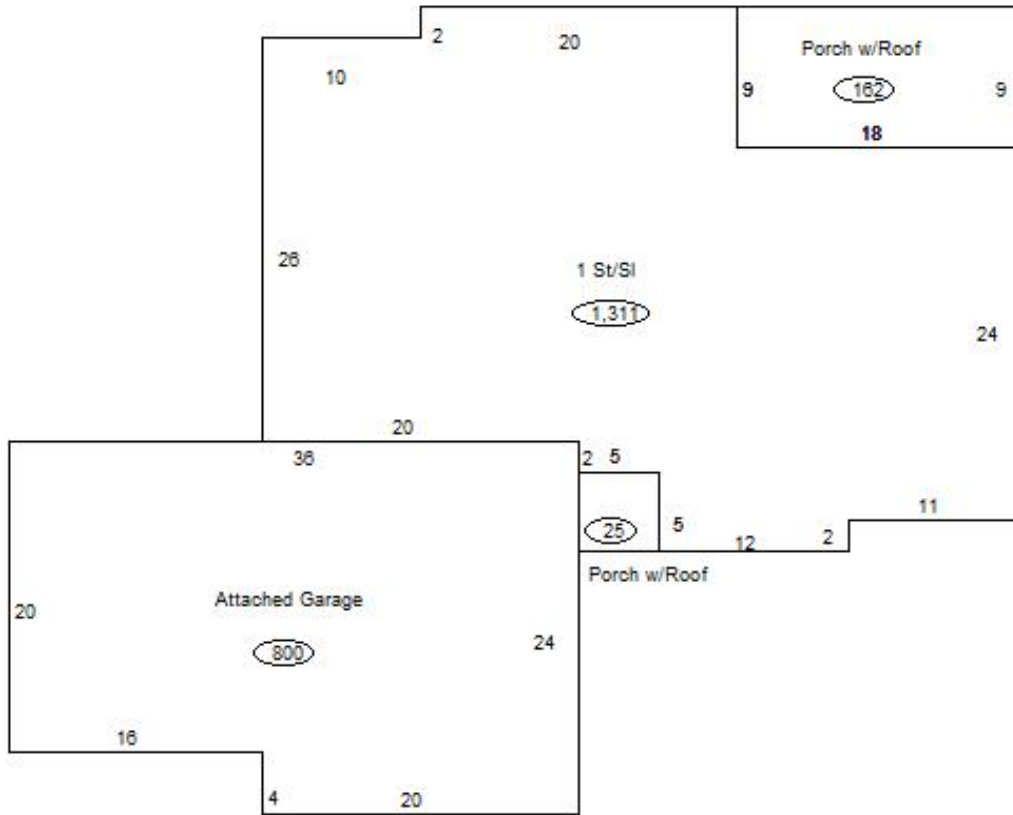
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Sketch Image

660031472



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,311	1.000	1,311
2	G	1		13	Attached Garage	800	1.000	800
3	M	PRCH		13	SLBC	25	1.000	25
4	M	PRCH		13	SLBC	162	1.000	162
Total Building Area						1,311		1,311



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						