



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660067515 Parcel ID 000000-00-0-00316-001-0003 Cadastral ID 03-21-14-02660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 339434 DOWELL, MEGAN 11665 N 156TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11665 156TH E AVE Subdivision FALCON RIDGE Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2018-02-21 02-21-2018\02-21-2018 02 2/21/2018</p>														
Legal Description Lat/Long: 36.32315091 -95.79923628																			
LOT 3 BLOCK 1 FALCON RIDGE					Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	SMITH, LESLIE	08/30/2022	315,000	WG										
					1529/357	VANCE, KENNETH & CLARA D	09/25/2003	119,000	YES										
					1240/930	HOME ADDRESS BUILDERS, INC	08/14/2000	88,000	No										
					1202/249	A&W LAND DEVELOPMENT INC	11/17/1999	52,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2023		Land Value 90,863	90,863	11%	9,995	Assessed	34,546	3,384.13										
Year Frozen	0		Improvements 223,190	223,190		24,551	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 314,053	314,053		34,546	Total Taxable	34,546	3,384.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660067515	DOWELL, MEGAN			16	301,734	0	33,191	3,251.00										
2024	2024-660067515	DOWELL, MEGAN			16	315,000	0	34,649	3,329.00										
2023	2023-660067515	DOWELL, BRITT & MEGAN			16	315,000	0	34,650	3,247.00										
2022	2022-660067515	DOWELL, BRITT & MEGAN			16	196,352	1000	18,885	1,850.00										
2021	2021-660067515	SMITH, LESLIE			16	175,511	1000	18,306	1,771.00										
2020	2020-660067515	SMITH, LESLIE			16	174,442	1000	17,877	1,727.00										
2019	2019-660067515	SMITH, LESLIE			16	166,614	1000	17,328	1,675.00										
2018	2018-660067515	SMITH, LESLIE			16	172,784	1000	17,952	1,671.00										
2017	2017-660067515	SMITH, LESLIE			16	171,479	1000	17,400	1,637.00										
2016	2016-660067515	SMITH, LESLIE			16	162,568	1000	16,864	1,588.00										
2015	2015-660067515	SMITH, LESLIE			16	157,669	1000	16,344	1,550.00										
2014	2014-660067515	SMITH, LESLIE			16	160,409	1000	16,194	1,550.00										
2013	2013-660067515	SMITH, LESLIE			16	151,760	1000	15,694	1,470.00										



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0486 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 45,679.00 x 1.81 = 82,603 Factor Value Adjustments 1.1000 Lot Value 90,863		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,660 / 1,660
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,660
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	240,815	145.07	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	253,790 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	111.73	Total Misc Impr	+	7,154	
Roofing Adj	+ 4.88	Garage Cost	+	14,049	
Subfloor Adj	+ -2.31	Total RCN	=	247,428	
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	56,908	
Plumbing Adj	+ 9.34	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	190,520	
Adj Base Cost	= 136.28	Lot Value	+	90,863	
Total Area	x 1,660	Indicated Value	=	281,383	
Adjusted Cost	= 226,225	Value Per SqFt		169.51	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,520		
Lot Value	90,863		
Indicated Value	281,383	169.51	Per SqFt
Agland Value			
Site Improvements	32,670		
Total Value	314,053	189.19	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	82060	118		118	26.56	3,134
PRCH	SLAB PORCH - COVERED	82061	152		152	26.45	4,020



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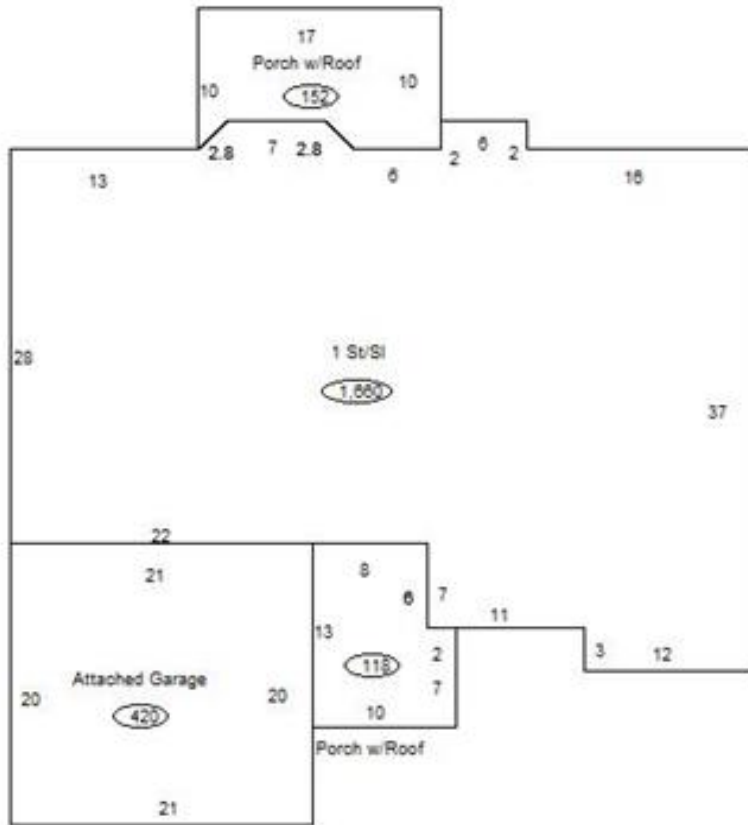
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,660	1.000	1,660
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	118	1.000	118
4	M	PRCH		13	SLBC	152	1.000	152
Total Building Area						1,660		1,660



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (30.25 x 1,200)		36,300	36,300	3,630		32,670