



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:07:18
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660067529 Parcel ID 000000-00-0-00316-002-0007 Cadastral ID 03-21-14-02780 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 335278 MARSHALL, MELISSA J & LESLIE D 11975 N 156TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11975 156TH E AVE Subdivision FALCON RIDGE Lot/Block 0007 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32828550 -95.79933506																																																																																																																									
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>9511</td> <td>R6 FOR NEW DET/SHOP</td> <td>07/2005</td> <td>10/2005</td> <td>25,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9511	R6 FOR NEW DET/SHOP	07/2005	10/2005	25,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0815	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	47,108.00 x 1.79 = 84,147	
Factor Value		
Adjustments	1.0000	
Lot Value	84,147	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,003 / 2,003
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,003
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	620 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20



\\tsclient\C\TOMS PC PICS\2018-02-21 02-21-2018\02-21-2018 00 2/21/2018

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	264,884	132.24	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	298,490 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.89	Total Misc Impr	+	10,071			
Roofing Adj	+ 4.27	Garage Cost	+	16,250			
Subfloor Adj	+ -1.09	Total RCN	=	271,829			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	67,957			
Plumbing Adj	+ 7.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	203,872			
Adj Base Cost	= 122.57	Lot Value	+	84,147			
Total Area	x 2,003	Indicated Value	=	288,019			
Adjusted Cost	= 245,508	Value Per SqFt		143.79			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	203,872		
Lot Value	84,147		
Indicated Value	288,019	143.79	Per SqFt
Agland Value			
Site Improvements	39,441		
Total Value	327,460	163.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	82111	148		148	23.77		3,518
PATO	SLAB PORCH - OPEN	82112	17x12		204	9.92		2,024
PRCH	SLAB PORCH - COVERED	82113	16x12		192	23.59		4,529

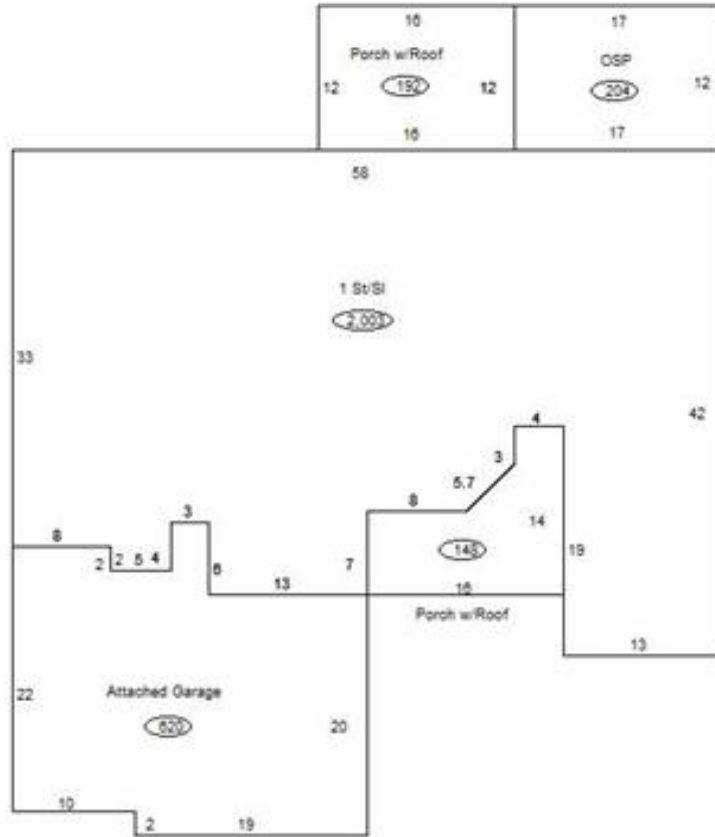


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Sketch Image

660067529



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,003	1.000	2,003
2	G	1		13	Attached Garage	620	1.000	620
3	M	PRCH		13	SLBC	148	1.000	148
4	M	PATO		13	Open Slab	204	1.000	204
5	M	PRCH		13	SLBC	192	1.000	192
Total Building Area						2,003		2,003



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year 2006	Eff Age		
	Valuation Summary Base Cost (28.71 x 1,500) 43,065		Modifier Total	RCN 43,065	Depr (10% Phys/ % Func) 4,307	RCNLD 38,758
	LT	LEAN-TO	10x26x0			260
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2.92 x 260) 759		Modifier Total	RCN 759	Depr (10% Phys/ % Func) 76	RCNLD 683