



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:04:29
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660067536 Parcel ID 000000-00-0-00316-003-0007 Cadastral ID 03-21-14-02850 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 346007 DAYRINGER, SARAH & MATHEW BECK 11977 N 154TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11977 N 154TH E AVE Subdivision FALCON RIDGE Lot/Block 0007 / 0003 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: 36.32827200 -95.80149892										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>R2015 12 13</td> <td>R17-NEW 30X40 1200 SQ FT POLE BAI</td> <td>12/2015</td> <td>03/2016</td> <td>24,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 12 13	R17-NEW 30X40 1200 SQ FT POLE BAI	12/2015	03/2016	24,000																																																																																																	
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Date 04/17/2026
 Time 03:04:29
 Page 2

Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0586	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	46,112.00 x 1.80 = 83,071	
Factor Value		
Adjustments	1.5797	
Lot Value	131,228	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,454 / 1,906
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,454
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 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	271,426	142.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	296,410 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.19	Total Misc Impr	+ 14,558				
Roofing Adj	+ 3.83	Garage Cost	+ 16,086				
Subfloor Adj	+ -1.80	Total RCN	= 257,668				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 59,264				
Plumbing Adj	+ 10.25	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 198,404				
Adj Base Cost	= 119.11	Lot Value	+ 131,228				
Total Area	x 1,906	Indicated Value	= 329,632				
Adjusted Cost	= 227,024	Value Per SqFt	172.94				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	198,404		
Lot Value	131,228		
Indicated Value	329,632	172.94	Per SqFt
Agland Value			
Site Improvements	38,737		
Total Value	368,369	193.27	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	82140	36x6		216	26.25		5,670
PATO	SLAB PORCH - OPEN	82142	27x14		378	8.66		3,273



Rogers

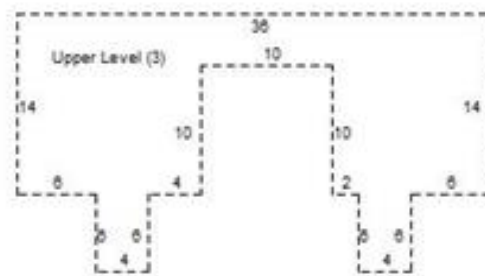
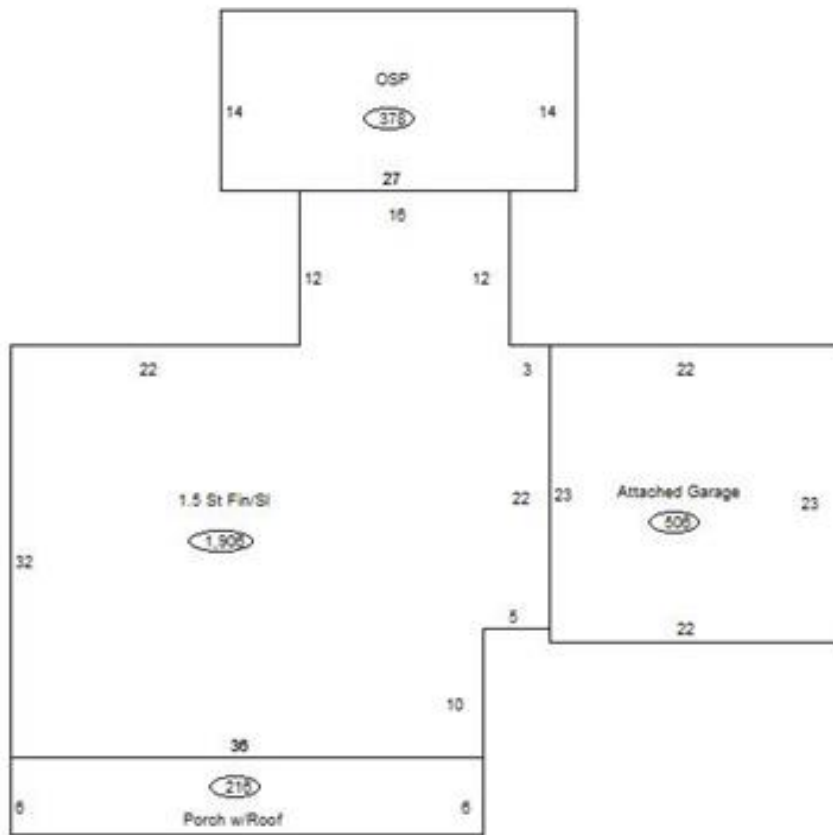
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 Time 03:04:29
 Page 3

Sketch Image

660067536



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	506	1.000	506
2	M	PRCH		13	SLBC	216	1.000	216
3	R	5	Slab	13	1.5 St Fin/SI	1,454	1.311	1,906
4	M	PATO		13	Open Slab	378	1.000	378
5	U	^UL		13	Upper Level (3)	452	1.000	452
Total Building Area						1,454		1,906



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Date 04/17/2026
 Time 03:04:30
 Page 4

660067536

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x30x0			1,200	
	Qual	Cond	Year	2016	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (33.14 x 1,200)		39,768		39,768	1,988	37,780
	STF	STG FAIR	12x14x0			168	
	Qual	2	Cond	3	Year	Eff Age	1520
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 168)		786		786	197	589
	LT	LEAN-TO	12x14x0			168	
	Qual	3	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 168)		491		491	123	368