



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 660067555 Parcel ID 000000-00-0-00316-004-0011 Cadastral ID 03-21-14-03030 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 307876 BOATMAN, NICKOLAS D 11732 N 156TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11732 156TH E AVE Subdivision FALCON RIDGE Lot/Block 0011 / 0004 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: 36.32440249 -95.80047543																																																																																																																									
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																																																																																																											
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Lot Data		Square-Foot - NBHD 1047 #1		Primary Image				
Lot Size						<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-17\IMG_001: 6/20/2022</p>		
Lot Count								
Units Buildable	19000							
Non-Ag Acres	1.0466							
Topography								
Street Access								
Utilities								
Amenities	0							
	0							
Method	Square-Foot							
Base Lot Value	45,590.00 x 1.81 = 82,507							
Factor Value								
Adjustments	1.0000							
Lot Value	82,507							
Residential Data				GRM Approach				
Type	1 Single Family Residence			GRM Code				
Condition	3 - Average			Gross Rent	0.00			
Quality	2.5 - Fair			Indicated Value				
Architecture				Multiple Regression				
Style	100% One Story			MRA Code	1 Test			
Exterior Wall	100% Veneer, Masonry			Adusted R	0.8445			
Base/Total Area	1,836 / 1,836			Indicated Value	200,945	109.45	Per SqFt	
Style	100% One Story			Direct Comparables				
HVAC	100% Warmed & Cooled Air			Selection Model	A Adam Test			
Roof Cover	1 Composition Shingle			Adjustment Model	1 2022 Residential			
Area on Slab	1,836			Comparables	8			
Fixture/RghIn	11 /			Indicated Value	268,720	Per SqFt		
Bed/F/H Bath	3 / 2.0 /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type	462 Attached Garage - Unfinished 2 Stalls			Improvements	192,185			
Remodel				Lot Value	82,507			
Year/Eff Age	1998 / 21			Indicated Value	274,692	149.61	Per SqFt	
Cost Approach				Value Reconciliation				
Manual : 01/2025								
Base Cost	102.51	Total Misc Impr	+ 21,111	Agland Value				
Roofing Adj	+ 4.35	Garage Cost	+ 12,931	Site Improvements	1,095			
Subfloor Adj	+ -1.14	Total RCN	= 263,267	Total Value	275,787	150.21	Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 71,082					
Plumbing Adj	+ 7.66	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 192,185					
Adj Base Cost	= 124.85	Lot Value	+ 82,507					
Total Area	x 1,836	Indicated Value	= 274,692					
Adjusted Cost	= 229,225	Value Per SqFt	149.61					
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	82218	9x8		72	24.04		1,731
EPSW	ENCLOSED PORCH - SOLID WALL	82219	16x12		192	62.04		11,912
PATO	SLAB PORCH - OPEN	82220	265		265	8.95		2,372



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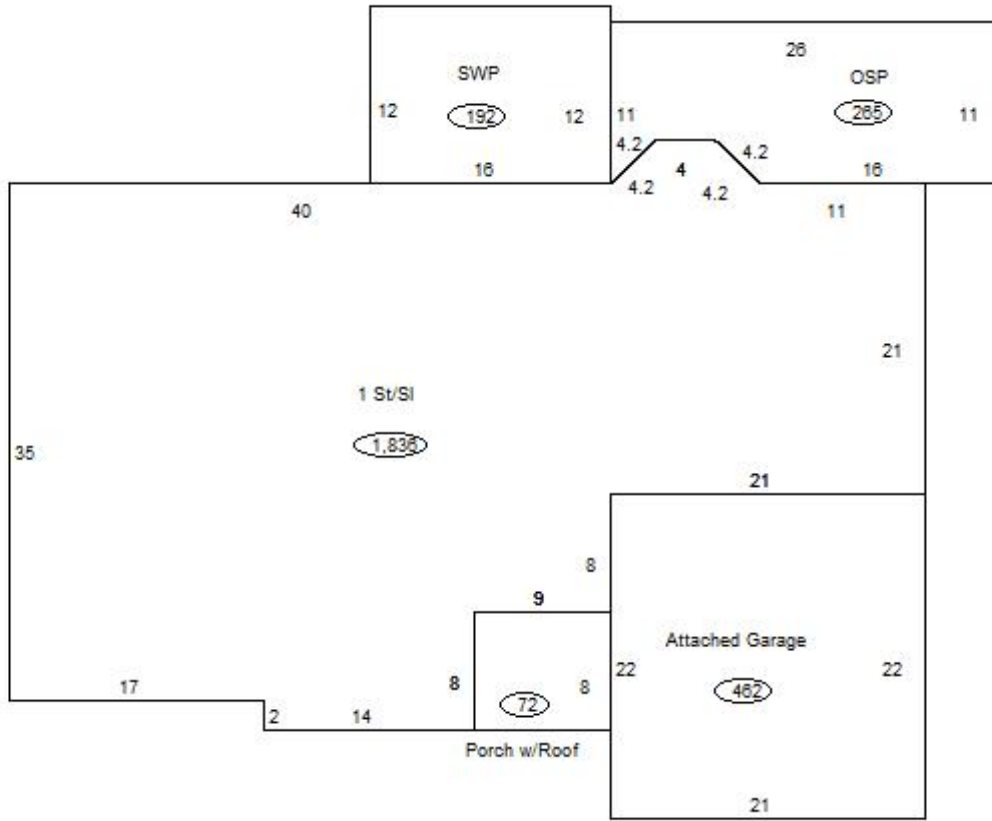
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Sketch Image

660067555



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,836	1.000	1,836
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	72	1.000	72
4	M	EPSW		13	EPSW	192	1.000	192
5	M	PATO		13	Open Slab	265	1.000	265
Total Building Area						1,836		1,836



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x26x0			312
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 312)		1,460		1,460 365	1,095
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x)					