



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	660067562								
Parcel ID	000000-00-0-00316-005-0002								
Cadastral ID	03-21-14-03100								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	16 - OWASSO/COLL FIRE								
Name ID	345640								
NILSEN, FREDRICK & TURID									
11664 N 154TH E AVE COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	11664 N 154TH E AVE								
Subdivision	FALCON RIDGE								
Lot/Block	0002 / 0005	Parcel Size	1 - Lots						
Sec/Twn/Rng	3 / 21 / 14 / 5								
Neighborhood	1047 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32318370 -95.80272757									
Building Permits									
LOT 2 BLOCK 5 FALCON RIDGE									
Number	Description	Opened	Closed	Amount					
8690	R5-DETACHED SHOP	05/2004	12/2004	12,000					
5265		01/1998	01/1999						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WOOD, JAMES L JR & C JOAN	09/30/2024	340,000	YES					
/	WOOD, JAMES L & CLARA JOAN	11/23/2021	0	WB					
1324/320	STRICKLAND, DANE & CYNTHIA-G	10/05/2001	122,500	YES					
1151/504	HOME ADDRESS BUILDERS, INC	01/08/1999	101,000	Yes					
1137/386	A&W LAND DEVELOPMENT INC	10/26/1998	18,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	148,361	148,361	11%	16,320	Assessed	38,522 3,773.62	
Year Frozen	0	Improvements	205,960	201,839		22,202	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	354,321	350,200		38,522	Total Taxable	37,522 3,676.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660067562	NILSEN, FREDRICK & TURID	16	340,000	1000	36,401	3,566.00		
2024	2024-660067562	WOOD, JAMES L JR & C JOAN	16	278,261	1000	21,892	2,103.00		
2023	2023-660067562	WOOD, JAMES L JR & C JOAN	16	235,059	1000	21,225	1,989.00		
2022	2022-660067562	WOOD, JAMES L JR & C JOAN	16	217,132	1000	20,578	2,016.00		
2021	2021-660067562	WOOD, JAMES L & CLARA JOAN	16	190,450	1000	19,950	1,930.00		
2020	2020-660067562	WOOD, JAMES L & CLARA JOAN	16	189,284	1000	19,463	1,880.00		
2019	2019-660067562	WOOD, JAMES L & CLARA JOAN	16	180,609	1000	18,867	1,824.00		
2018	2018-660067562	WOOD, JAMES L & CLARA JOAN	16	183,091	1000	19,103	1,778.00		
2017	2017-660067562	WOOD, JAMES L & CLARA JOAN	16	181,674	1000	18,518	1,742.00		
2016	2016-660067562	WOOD, JAMES L & CLARA JOAN	16	172,477	1000	17,950	1,690.00		
2015	2015-660067562	WOOD, JAMES L & CLARA JOAN	16	167,252	1000	17,398	1,650.00		
2014	2014-660067562	WOOD, JAMES L & CLARA JOAN	16	170,141	1000	17,213	1,648.00		
2013	2013-660067562	WOOD, JAMES L & CLARA JOAN	16	160,752	1000	16,683	1,563.00		



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.046	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	45,566.00 x 1.81 = 82,481	
Factor Value		
Adjustments	1.7987	
Lot Value	148,361	

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	1,642 / 1,642
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,642
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

Cost Approach		Manual : 01/2025	
Base Cost	104.97	Total Misc Impr	+ 11,600
Roofing Adj	+ 4.44	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 233,985
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 63,176
Plumbing Adj	+ 8.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 170,809
Adj Base Cost	= 128.31	Lot Value	+ 148,361
Total Area	x 1,642	Indicated Value	= 319,170
Adjusted Cost	= 210,685	Value Per SqFt	194.38



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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	217,559	132.50	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	267,920 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,809		
Lot Value	148,361		
Indicated Value	319,170	194.38	Per SqFt
Agland Value			
Site Improvements	35,151		
Total Value	354,321	215.79	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	82247	7x6		42	24.14		1,014
PRCH	SLAB PORCH - COVERED	82248	234		234	23.46		5,490

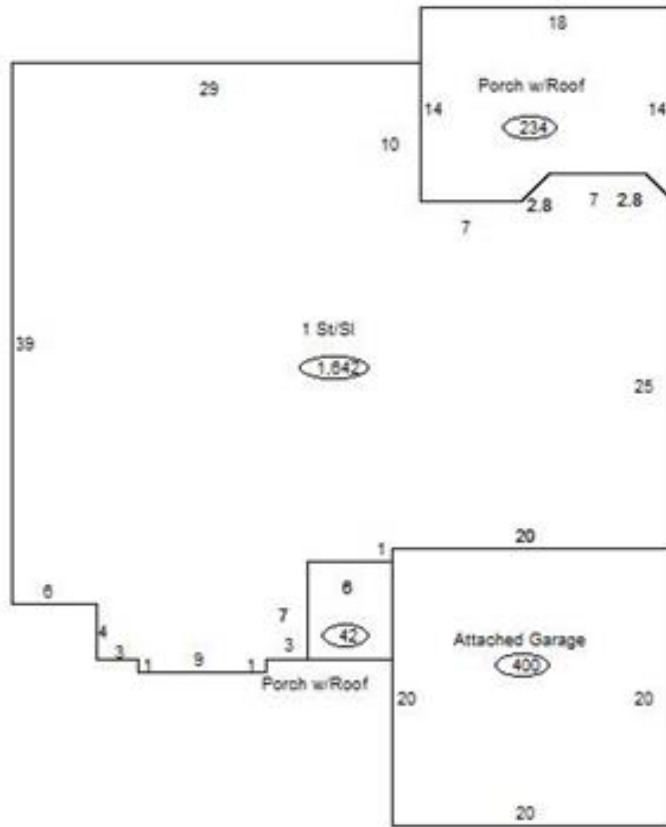


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Sketch Image

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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	1,642	1.000	1,642
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	234	1.000	234
Total Building Area						1,642		1,642



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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 2005	Eff Age		
	Valuation Summary Base Cost (30.25 x 1,200) 36,300		Modifier Total	RCN 36,300	Depr (5% Phys/ % Func) 1,815	RCNLD 34,485
	LT	LEAN-TO	0x0x0			240
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2.92 x 240) 701		Modifier Total	RCN 701	Depr (5% Phys/ % Func) 35	RCNLD 666