



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:04:20
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Assessment Data					Primary Image																																																																																																																				
Account 660068625 Parcel ID 000000-00-0-00157-006-0002 Cadastral ID 10-21-14-02020 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 302036 KOLLMAN, WALTER JOHANN & MORA ANN TRUSTEES 15712 E 112TH ST N OWASSO OK 74055-0000 Parcel Location Situs 15712 E 112TH ST N Subdivision CHESTNUT FARMS Lot/Block 0002 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1018 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31534964 -95.79868464 LOT 2 BLOCK 6 CHESTNUT FARMS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1018 #1
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	2.0182	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	SIZE	0
Method	Square-Foot	
Base Lot Value	87,914.00 x 1.10 = 96,426	
Factor Value		
Adjustments	1.0000	
Lot Value	96,426	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-12\IMG_001; 7/12/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,446 / 2,718
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,446
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	786 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	355,530	130.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	492,640		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.17	Total Misc Impr	+	10,083			
Roofing Adj	+ 4.66	Garage Cost	+	29,247			
Subfloor Adj	+ -3.05	Total RCN	=	373,046			
Heat/Cool Adj	+ 14.47	Depreciation (22%)	-	82,070			
Plumbing Adj	+ 6.53	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	290,976			
Adj Base Cost	= 122.78	Lot Value	+	96,426			
Total Area	x 2,718	Indicated Value	=	387,402			
Adjusted Cost	= 333,716	Value Per SqFt		142.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	290,976		
Lot Value	96,426		
Indicated Value	387,402	142.53	Per SqFt
Agland Value			
Site Improvements	2,168		
Total Value	389,570	143.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	83244	321		321	31.41		10,083



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			288	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 288)		1,348		1,348	202	1,146
	STF	STG FAIR	0x0x0			1,324	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 1,324)		6,196		6,196	6,196	
	LF	LOAFING SHED	10x24x0			240	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 240)		1,022		1,022		1,022