



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	660072594								
Parcel ID	000000-00-0-00317-007-0002								
Cadastral ID	03-21-14-03640								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	16 - OWASSO/COLL FIRE								
Name ID	285278								
ROCKHOLT, JAMES H & DANA J-TRUSTEES									
15833 E 120 ST N COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	15833 E 120TH ST N								
Subdivision	FALCON RIDGE II								
Lot/Block	0002 / 0007	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: 36.32893499 -95.79680084									
Building Permits									
LOT 2 BLOCK 7 FALCON RIDGE II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2467/773	ROCKHOLT, JAMES H &	04/16/2015	0	4
					1585/297	SECRETARY OF HUD	04/29/2004	0	1
					1552/807	ARMSTRONG, GREGORY D &-ROBIN	12/17/2003	0	10
					1181/335	HOLT, JERRY M	07/07/1999	118,000	Yes
					1163/304	A&W LAND DEVELOPMENT INC	03/23/1999	17,500	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2005	Land Value	83,238	52,840	11%	5,812	Assessed	30,560	2,993.66
Year Frozen	0	Improvements	244,250	224,978		24,748	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	327,488	277,818		30,560	Total Taxable	29,560	2,896.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660072594	ROCKHOLT, JAMES H &			16	318,176	1000	28,670	2,809.00
2024	2024-660072594	ROCKHOLT, JAMES H &			16	325,323	1000	27,806	2,671.00
2023	2023-660072594	ROCKHOLT, JAMES H &			16	261,059	1000	26,967	2,527.00
2022	2022-660072594	ROCKHOLT, JAMES H &			16	251,242	1000	26,152	2,562.00
2021	2021-660072594	ROCKHOLT, JAMES H &			16	240,069	1000	25,362	2,454.00
2020	2020-660072594	ROCKHOLT, JAMES H &			16	236,143	1000	24,594	2,376.00
2019	2019-660072594	ROCKHOLT, JAMES H &			16	225,894	1000	23,848	2,305.00
2018	2018-660072594	ROCKHOLT, JAMES H &			16	233,553	1000	23,942	2,229.00
2017	2017-660072594	ROCKHOLT, JAMES H &			16	230,250	1000	23,215	2,184.00
2016	2016-660072594	ROCKHOLT, JAMES H &			16	224,125	1000	22,510	2,119.00
2015	2015-660072594	ROCKHOLT, JAMES H &			16	217,766	1000	21,825	2,070.00
2014	2014-660072594	ROCKHOLT, JAMES H &			16	203,708	1000	19,452	1,862.00
2013	2013-660072594	ROCKHOLT, JAMES H &			16	193,748	1000	18,857	1,767.00



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0622	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	46,267.00 x 1.80 = 83,238	
Factor Value		
Adjustments	1.0000	
Lot Value	83,238	

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	1,751 / 1,751
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,751
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	652 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	
Adjusted R	0.8445		
Indicated Value	274,252	156.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	311,960		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	182,842		
Lot Value	83,238		
Indicated Value	266,080	151.96	Per SqFt
Agland Value			
Site Improvements	61,408		
Total Value	327,488	187.03	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.74	Total Misc Impr	+	10,849			
Roofing Adj	+ 4.28	Garage Cost	+	16,972			
Subfloor Adj	+ -1.19	Total RCN	=	243,789			
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	60,947			
Plumbing Adj	+ 8.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	182,842			
Adj Base Cost	= 123.34	Lot Value	+	83,238			
Total Area	x 1,751	Indicated Value	=	266,080			
Adjusted Cost	= 215,968	Value Per SqFt		151.96			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	86002	38x12		456	22.94		10,461
PRCH	SLAB PORCH - COVERED	86003	4x4		16	24.22		388



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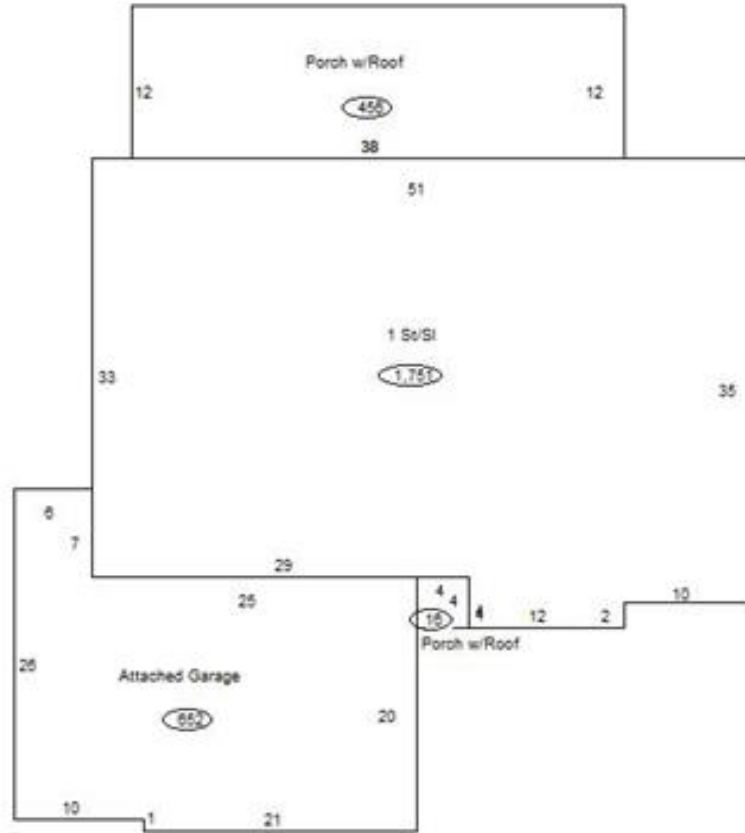
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Sketch Image

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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	1,751	1.000	1,751
2	G	1		13	Attached Garage	652	1.000	652
3	M	PRCH		13	SLBC	456	1.000	456
4	M	PRCH		13	SLBC	16	1.000	16
Total Building Area						1,751		1,751



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	20x34x0			680
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	Valuation Summary Base Cost (27.47 x 680) 18,680		Modifier Total	RCN 18,680	Depr (0% Phys/ % Func)	RCNLD 18,680
	GRDT	GARAGE - DETACHED	0x0x0			640
	Qual	3	Cond 3	Year 2010	Eff Age	
	Valuation Summary Base Cost (27.70 x 640) 17,728		Modifier Total	RCN 17,728	Depr (0% Phys/ % Func)	RCNLD 17,728
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year 2006	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (% Phys/ % Func)	RCNLD 25,000