



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:32:49
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074045 Parcel ID 22N14E-27-4-00000-000-0000 Cadastral ID 27-22-14-04202 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 270832 BALDWIN, TREVOR K & VIVIAN E 17252 E 79th ST N OWASSO OK 74055-0000 Parcel Location Situs 13720 N 155TH E AVE Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 27 / 22 / 14 / 4 Neighborhood 4010 - 22-14 School District S026 - COLLINSVILLE SCHOOLS																																																																																																																									
Legal Description S2 N2 NW SW SE. Lat/Long: 36.35396237 -95.80217735																																																																																																																									
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Lot Data		Square-Foot - NBHD 4010 #1	
Lot Size			
Lot Count			
Units Buildable	2.5		
Non-Ag Acres	2.4353		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	106,080.00 x .83 = 88,452		
Factor Value			
Adjustments	1.0000		
Lot Value	88,452		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/16/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,200 / 1,488
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	1,200 Attached Garage - Finished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	212,679	142.93	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	72.80	Total Misc Impr	+ 13,103
Roofing Adj	+ 3.66	Garage Cost	+ 31,500
Subfloor Adj	+ 0.00	Total RCN	= 188,374
Heat/Cool Adj	+ 9.89	Depreciation (27%)	- 50,861
Plumbing Adj	+ 10.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 137,513
Adj Base Cost	= 96.62	Lot Value	+ 88,452
Total Area	x 1,488	Indicated Value	= 225,965
Adjusted Cost	= 143,771	Value Per SqFt	151.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,513		
Lot Value	88,452		
Indicated Value	225,965	151.86	Per SqFt
Agland Value			
Site Improvements	2,258		
Total Value	228,223	153.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	Carport - Detached	116783	30x25		750	9.59		7,193
PRCH	SLAB PORCH - COVERED	116784	30x10		300	19.70		5,910



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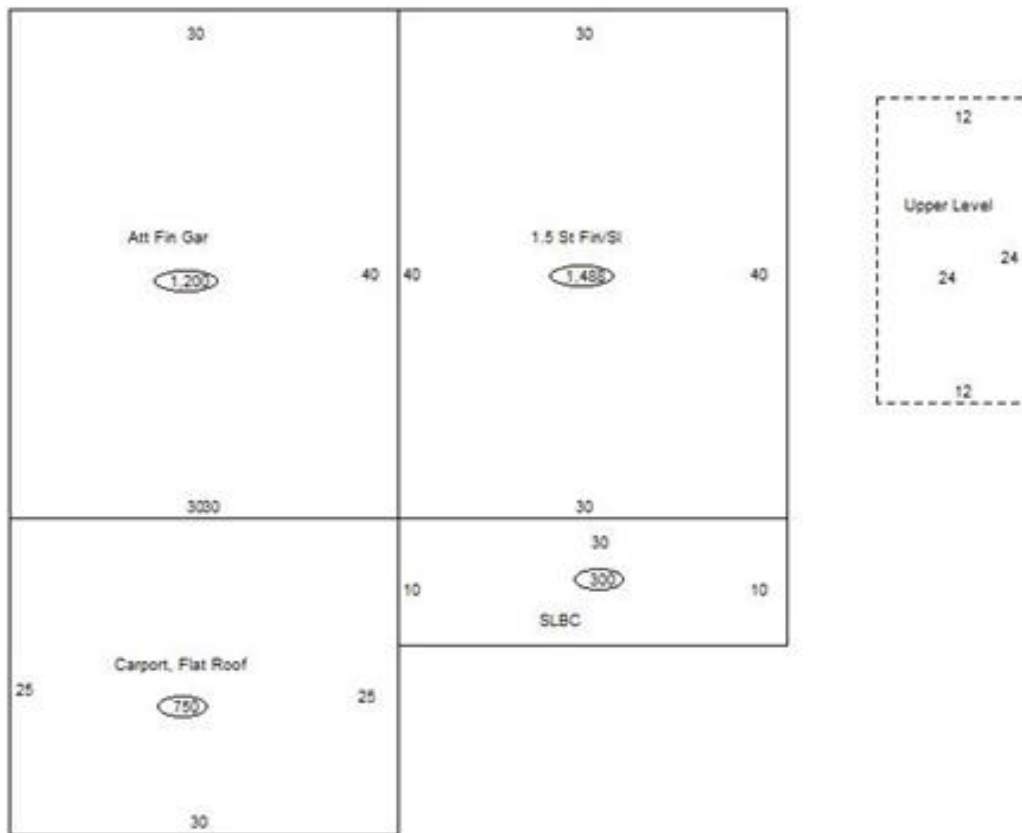
Date 04/18/2026

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Sketch Image

660074045



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,200	1.240	1,488
2	U	^UL	Overhang	13	Upper Level	288	1.000	288
3	G	5	Slab	13	Att Fin Gar	1,200	1.000	1,200
4	G	4		13	Carport, Flat Roof	750	1.000	750
5	M	PRCH		13	SLBC	300	1.000	300
Total Building Area						1,200		1,488



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x18x8	Concrete	Formed Metal	360
	Qual 3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD	
Base Cost (9.09 x 360)	3,272		3,272	1,014	2,258