



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:02:35
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074690 Parcel ID 000000-00-0-00140-002-0003 Cadastral ID 01-21-14-02500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 274504 DAYKIN, JERE W & V SUE 18055 VALLEY AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 18055 E VALLEY AVE Subdivision CEDAR BLUFF Lot/Block 0003 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1082 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32578068 -95.77194333																																																																																																																									
Legal Description LOT 3 & LOT 5 BLOCK 2 CEDAR BLUFF					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>R12</td> <td>R12-CHECK FOR NEW ADDITION ON F</td> <td>04/2011</td> <td>05/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	R12-CHECK FOR NEW ADDITION ON F	04/2011	05/2011																																																																																																							
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Date 04/18/2026
 Time 07:02:35
 Page 2

Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size Lot Count Units Buildable 2 Non-Ag Acres 2.3116 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 100,692.00 x 1.16 = 116,791 Factor Value Adjustments 1.0000 Lot Value 116,791		<p>\\tsclient\C\TOMS PC PICS\2018-02-05 02-05-2018\02-05-2018 02 2/5/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,194 / 4,111
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,194
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	638 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

Cost Approach		Manual : 01/2025	
Base Cost	85.42	Total Misc Impr	+ 23,220
Roofing Adj	+ 2.45	Garage Cost	+ 19,338
Subfloor Adj	+ -1.17	Total RCN	= 466,443
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 107,282
Plumbing Adj	+ 3.77	Lump Sums	+ 3,090
Basement Adj	+ 0.00	RCNLD	= 362,251
Adj Base Cost	= 103.11	Lot Value	+ 116,791
Total Area	x 4,111	Indicated Value	= 479,042
Adjusted Cost	= 423,885	Value Per SqFt	116.53

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	437,613	106.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	49,930		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	362,251		
Lot Value	116,791		
Indicated Value	479,042	116.53	Per SqFt
Agland Value			
Site Improvements	29,554		
Total Value	508,596	123.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	89023	397		397	25.68		10,195
PRCH	SLAB PORCH - COVERED	89024	514		514	25.34		13,025
WODO	WOOD DECK - OPEN	89025	16x8		128	25.68	6%	3,090



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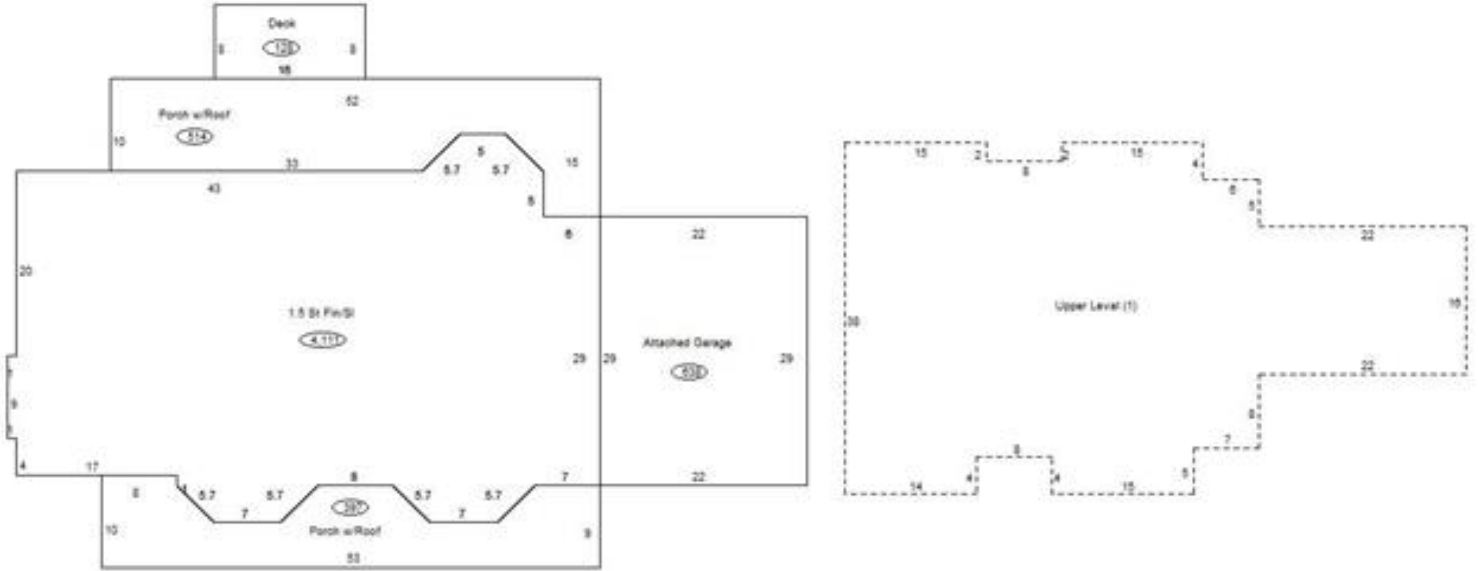
Date 04/18/2026

Time 07:02:35

Page 3

Sketch Image

660074690



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/SI	2,194	1.874	4,111
2	G	1		13	Attached Garage	638	1.000	638
3	M	PRCH		13	SLBC	397	1.000	397
4	M	PRCH		13	SLBC	514	1.000	514
5	M	WODO		13	WODO	128	1.000	128
6	U	^UL		13	Upper Level (1)	1,917	1.000	1,917
Total Building Area						2,194		4,111



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 Time 07:02:35
 Page 4

660074690

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			384	
	Qual	2	Cond 3	Year	2011	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 384)		1,797		1,797	449	1,348
	STF	STG FAIR	0x0x0			384	
	Qual	2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 384)		1,797		1,797	449	1,348
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (30,000.00 x 1)		30,000		30,000	4,500	25,500
	STA	STG AVG	4x8x0			32	
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (7.02 x 32)		225		225	23	202
	PRCH	Slab Porch - Covered	6x8x0			48	
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (26.78 x 48)		1,285		1,285	129	1,156