



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660078976 <b>Parcel ID</b> 000000-00-0-00811-001-0037 <b>Cadastral ID</b> 02-21-14-00748 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 303258 DUFFIELD, BILL ZACHERY &  SAMI LYNN 16350 E 120TH ST N COLLINSVILLE OK 74021-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 16350 E 120TH ST N <b>Subdivision</b> TALLGRASS TRAILS <b>Lot/Block</b> 0037 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 21 / 14 / 5 <b>Neighborhood</b> 1082 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32594824 -95.79111982					<b>Building Permits</b> <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>WP2015 1 19</td> <td>R16-NEW POOL</td> <td>02/2015</td> <td>07/2015</td> <td></td> </tr> <tr> <td>9095</td> <td>R6 FOR NEW GARAGE/SHOP</td> <td>01/2005</td> <td>10/2005</td> <td>44,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP2015 1 19	R16-NEW POOL	02/2015	07/2015		9095	R6 FOR NEW GARAGE/SHOP	01/2005	10/2005	44,000																																																																																																	
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Lot Data		Square-Foot - NBHD 1082 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.1164							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	48,630.00 x 1.98 = 96,189							
Factor Value								
Adjustments	1.0000							
Lot Value	96,189							
<b>Residential Data</b>				\\tsclient\C\TOMS PC PICS\2018-02-13 02-13-2018\02-13-2018 09 2/14/2018				
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	1,868 / 2,950							
Style	100% 1 1/2 Story Finished							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,868							
Fixture/RghIn	14 /							
Bed/F/H Bath	3 / 2.5 /							
Basement Area								
Garage Type	552 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	2005 / 16							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	97.33	Total Misc Impr	+ 14,473					
Roofing Adj	+ 3.46	Garage Cost	+ 21,495					
Subfloor Adj	+ -2.20	Total RCN	= 391,856					
Heat/Cool Adj	+ 14.47	Depreciation ( 17%)	- 66,616					
Plumbing Adj	+ 7.58	Lump Sums	+ 3,828					
Basement Adj	+ 0.00	RCNLD	= 329,068					
Adj Base Cost	= 120.64	Lot Value	+ 96,189					
Total Area	x 2,950	Indicated Value	= 425,257					
Adjusted Cost	= 355,888	Value Per SqFt	144.15					
<b>Miscellaneous Improvements</b>				<b>Value Reconciliation</b>				
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
BALW	BALCONY - WOOD	94170	11x11		121	31.64		3,828
PRCH	SLAB PORCH - COVERED	94171	161		161	28.96		4,663
PRCH	SLAB PORCH - COVERED	94172	116		116	29.14		3,380
				<b>GRM Approach</b>				
				GRM Code				
				Gross Rent				
				Indicated Value				
				0.00				
				<b>Multiple Regression</b>				
				MRA Code				
				Adusted R				
				Indicated Value				
				445,470 151.01 Per SqFt				
				<b>Direct Comparables</b>				
				Selection Model				
				Adjustment Model				
				Comparables				
				Indicated Value				
				533,200 Per SqFt				
				<b>Value Reconciliation</b>				
				Selected Approach				
				Improvements				
				Lot Value				
				Indicated Value				
				425,257 144.15 Per SqFt				
				Agland Value				
				Site Improvements				
				Total Value				
				512,976 173.89 Total Value Per SqFt				



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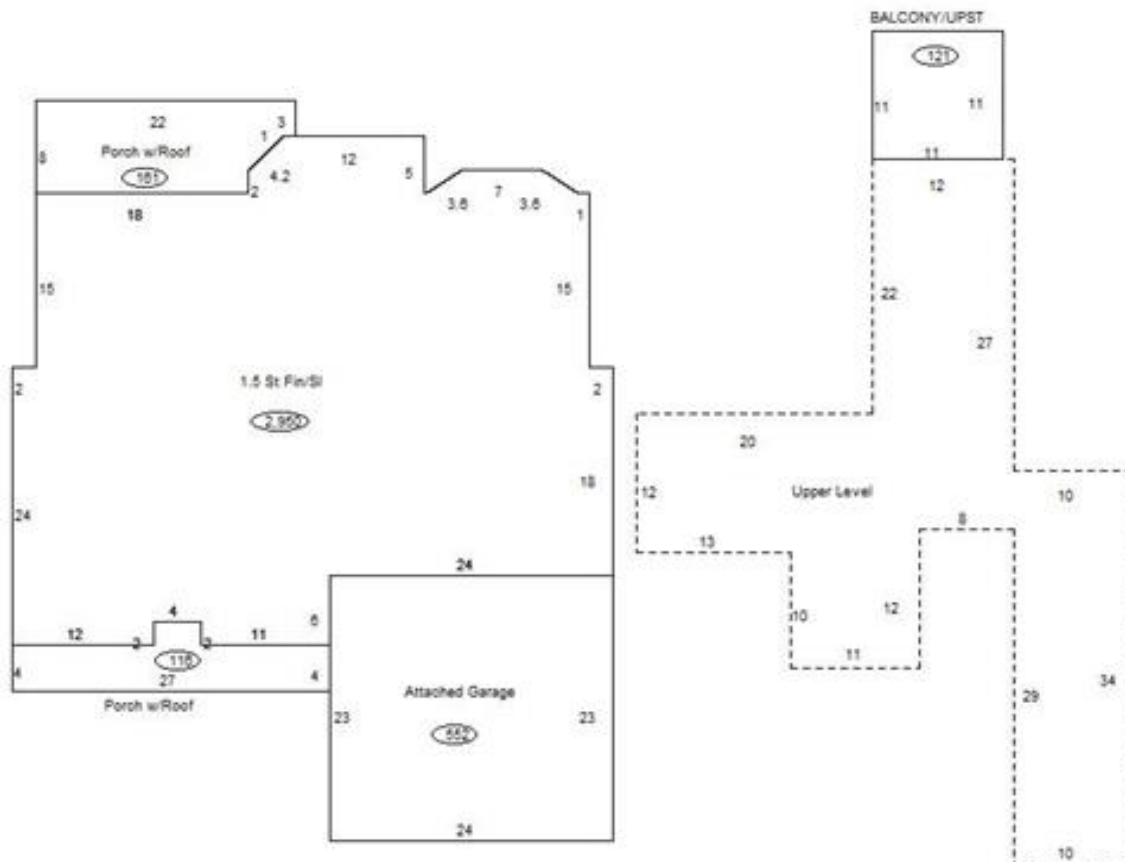
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### Sketch Image

660078976



### 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	1,868	1.579	2,950
2	U	^UL	Overhang	13	Upper Level	1,082	1.000	1,082
3	G	1		13	Attached Garage	552	1.000	552
4	M	BALW		13	Balcony	121	1.000	121
5	M	PRCH		13	SLBC	161	1.000	161
6	M	PRCH		13	SLBC	116	1.000	116
<b>Total Building Area</b>						1,868		2,950



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 4	Year	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (39% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (30,000.00 x 1)	30,000		30,000	11,700	18,300
	GRDT	GARAGE - DETACHED	0x0x0			1,925	
	Qual	4	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (37.96 x 1,925)	73,073		73,073	3,654	69,419
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x )					