



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026

Time 07:20:53

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660081687 <b>Parcel ID</b> 000000-00-0-00650-002-0039 <b>Cadastral ID</b> 01-21-14-04080 <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> 334187 PARRIOTT, JOSHUA  18657 VALLEY AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 18657 E VALLEY AVE <b>Subdivision</b> RANCH ACRES ESTATES V <b>Lot/Block</b> 0039 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 14 / 5 <b>Neighborhood</b> 1014 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33074196 -95.76696883 LOT 39 BLOCK 2 RANCH ACRES EST 5																																																																																																																									
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.8365 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 36,440.00 x 1.55 = 56,416 <b>Factor Value</b> <b>Adjustments</b> 0.7791 <b>Lot Value</b> 43,954		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,741 / 1,741
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,741
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	529 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2003 / 17



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-4-18\IMG\_011: 4/20/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	264,106	151.70	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	253,920 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.68	<b>Total Misc Impr</b>	+ 11,192				
<b>Roofing Adj</b>	+ 4.84	<b>Garage Cost</b>	+ 16,658				
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 262,467				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 19%)</b>	- 49,869				
<b>Plumbing Adj</b>	+ 8.91	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 212,598				
<b>Adj Base Cost</b>	= 134.76	<b>Lot Value</b>	+ 43,954				
<b>Total Area</b>	x 1,741	<b>Indicated Value</b>	= 256,552				
<b>Adjusted Cost</b>	= 234,617	<b>Value Per SqFt</b>	147.36				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	212,598		
<b>Lot Value</b>	43,954		
<b>Indicated Value</b>	256,552	147.36	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	36,352		
<b>Total Value</b>	292,904	168.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	99356	12x12		144	26.48		3,813
PRCH	SLAB PORCH - COVERED	99357	66		66	26.72		1,764



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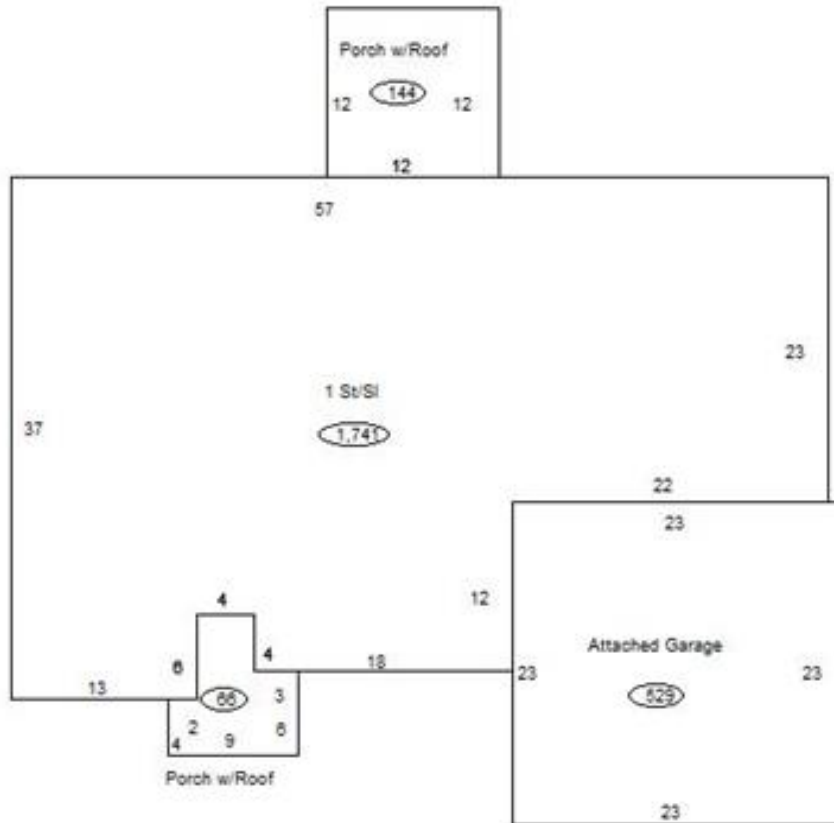
Date 04/18/2026

Time 07:20:54

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### Sketch Image

660081687



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,741	1.000	1,741
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	66	1.000	66
<b>Total Building Area</b>						1,741		1,741



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x40x12	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b> Base Cost (31.23 x 1,200) 37,476		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>