



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:20:29
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660081692 Parcel ID 000000-00-0-00650-003-0003 Cadastral ID 01-21-14-04130 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 324425 BILLINGS, DAVID L 12192 N COLT CT COLLINSVILLE OK 74021-0000 Parcel Location Situs 12192 N COLT CT Subdivision RANCH ACRES ESTATES V Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2018-02-02 02-02-2018\02-02-2018 01 2/2/2018</p>																																																																																																																				
Legal Description Lot/Long: 36.33015607 -95.76563851																																																																																																																									
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Date 04/17/2026
 Time 07:20:30
 Page 2

Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5521		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	24,051.00 x 1.75 = 42,067		
Factor Value			
Adjustments	1.0000		
Lot Value	42,067		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,275 / 1,275
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,275
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	223,958 175.65 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	202,380 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	167,236
Lot Value	42,067
Indicated Value	209,303 164.16 Per SqFt
Agland Value	
Site Improvements	39,291
Total Value	248,594 194.98 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	118.18	Total Misc Impr	+ 2,112
Roofing Adj	+ 5.16	Garage Cost	+ 13,584
Subfloor Adj	+ -2.43	Total RCN	= 201,489
Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 34,253
Plumbing Adj	+ 12.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 167,236
Adj Base Cost	= 145.72	Lot Value	+ 42,067
Total Area	x 1,275	Indicated Value	= 209,303
Adjusted Cost	= 185,793	Value Per SqFt	164.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	99376	5x4		20	26.87		537
PATO	SLAB PORCH - OPEN	99377	142		142	11.09		1,575



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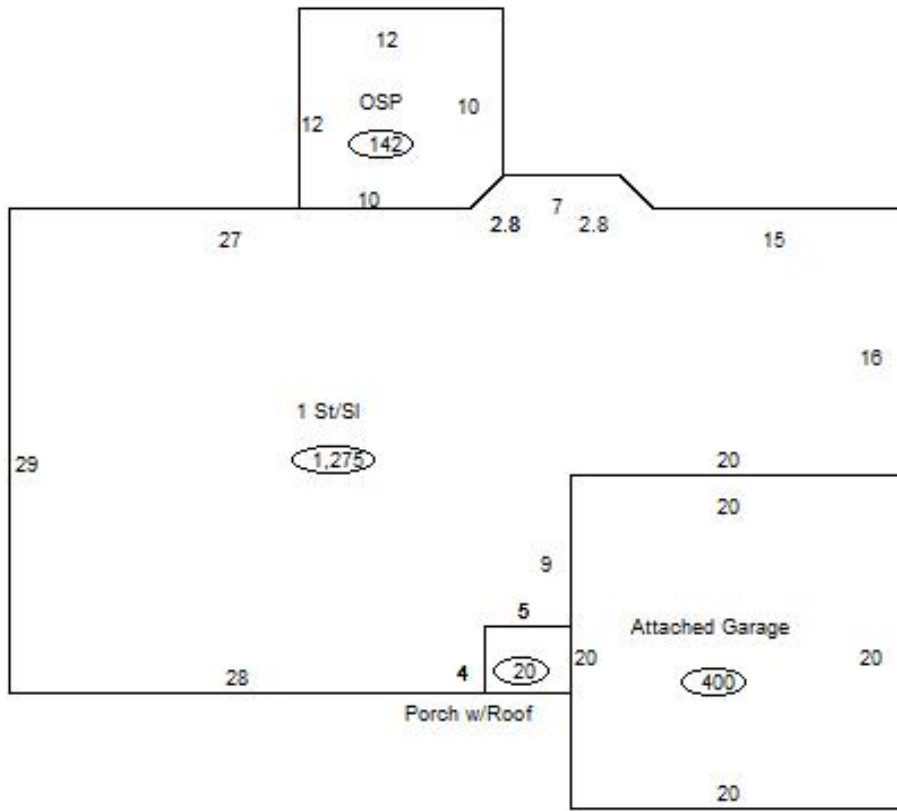
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 Page 3

Sketch Image

660081692



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,275	1.000	1,275
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PATO		13	Open Slab	142	1.000	142
Total Building Area						1,275		1,275



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 Page 4

660081692

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x12	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary Base Cost (31.23 x 1,200) 37,476		Modifier Total	RCN 37,476	Depr (1% Phys/ % Func) 375	RCNLD 37,101
	LNT0	Lean To - Attached	6x40x12	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary Base Cost (9.71 x 240) 2,330		Modifier Total	RCN 2,330	Depr (6% Phys/ % Func) 140	RCNLD 2,190