



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:30:25
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660086850 Parcel ID 000000-00-0-00946-001-0005 Cadastral ID 01-21-14-05040 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 305516 KOERNER REVOC FAMILY TRUST 12143 N 178TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12143 178TH E AVE Subdivision WINFIELD RIDGE Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-31\IMG_002I 4/1/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.33004314 -95.77511773 WINFIELD RIDGE LOT 5 BLOCK 1																																																																																																																									
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size	107 x 204	
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.6439	
Topography	HIGH	
Street Access	PAVED	
Utilities	WATER/ELEC	
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	28,049.00 x 1.73 = 48,464	
Factor Value		
Adjustments	1.0000	
Lot Value	48,464	

Residential Data	
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	1,967 / 2,521
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,967
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	740 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-31\IMG_002I 4/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	339,130	134.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	368,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.96	Total Misc Impr	+	11,481			
Roofing Adj	+ 4.21	Garage Cost	+	27,535			
Subfloor Adj	+ -2.67	Total RCN	=	356,259			
Heat/Cool Adj	+ 14.47	Depreciation (16%)	-	57,001			
Plumbing Adj	+ 8.87	Lump Sums	+	8,910			
Basement Adj	+ 0.00	RCNLD	=	308,168			
Adj Base Cost	= 125.84	Lot Value	+	48,464			
Total Area	x 2,521	Indicated Value	=	356,632			
Adjusted Cost	= 317,243	Value Per SqFt		141.46			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	308,168		
Lot Value	48,464		
Indicated Value	356,632	141.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	356,632	141.46	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	105694	13x12		156	28.98		4,521
PRCH	SLAB PORCH - COVERED	105695	6x3		18	29.47		530
WODO	WOOD DECK - OPEN	105696	31x16		496	19.11	6%	8,910



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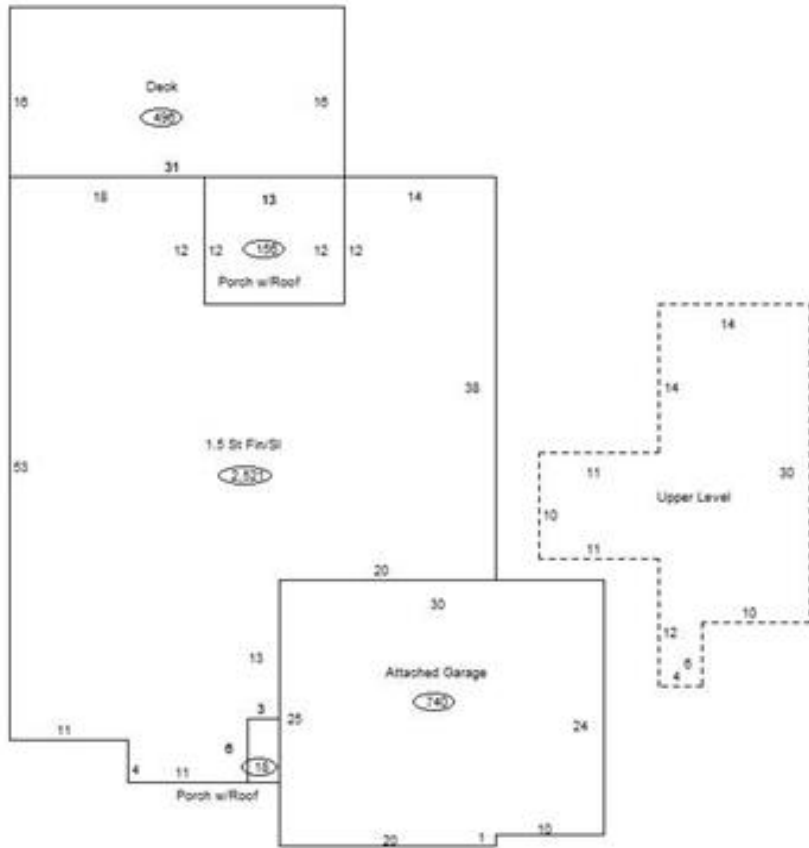
Date 04/18/2026

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Sketch Image

660086850



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	1,967	1.282	2,521
2	U	^UL	Overhang	13	Upper Level	554	1.000	554
3	G	1		13	Attached Garage	740	1.000	740
4	M	PRCH		13	SLBC	156	1.000	156
5	M	PRCH		13	SLBC	18	1.000	18
6	M	WODO		13	WODO	496	1.000	496
Total Building Area						1,967		2,521