



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:47:47
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Assessment Data					Primary Image																																																																																																																				
Account 660086854 Parcel ID 000000-00-0-00946-001-0009 Cadastral ID 01-21-14-05080 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 325027 ANDERSON, RACHEL & ERIC JAMES 12195 N 179TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12195 E 179TH E AVE Subdivision WINFIELD RIDGE Lot/Block 0009 / 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_004 4/1/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.33079133 -95.77361257 WINFIELD RIDGE LOT 9 BLOCK 1																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size	107 x 204		
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5609		
Topography	HIGH		
Street Access	PAVED		
Utilities	WATER/ELEC		
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	24,435.00 x 1.75 = 42,682		
Factor Value			
Adjustments	1.0000		
Lot Value	42,682		



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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	1,958 / 2,483
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,958
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	670 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	364,323 146.73 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	407,380 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	296,050
Lot Value	42,682
Indicated Value	338,732 136.42 Per SqFt
Agland Value	
Site Improvements	34,712
Total Value	373,444 150.40 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.20	Total Misc Impr	+ 13,819
Roofing Adj	+ 4.26	Garage Cost	+ 25,192
Subfloor Adj	+ -2.70	Total RCN	= 352,440
Heat/Cool Adj	+ 14.47	Depreciation (16%)	- 56,390
Plumbing Adj	+ 9.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 296,050
Adj Base Cost	= 126.23	Lot Value	+ 42,682
Total Area	x 2,483	Indicated Value	= 338,732
Adjusted Cost	= 313,429	Value Per SqFt	136.42

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	105716	15x9		135	29.06		3,923
PRCH	SLAB PORCH - COVERED	105717	119		119	29.13		3,466



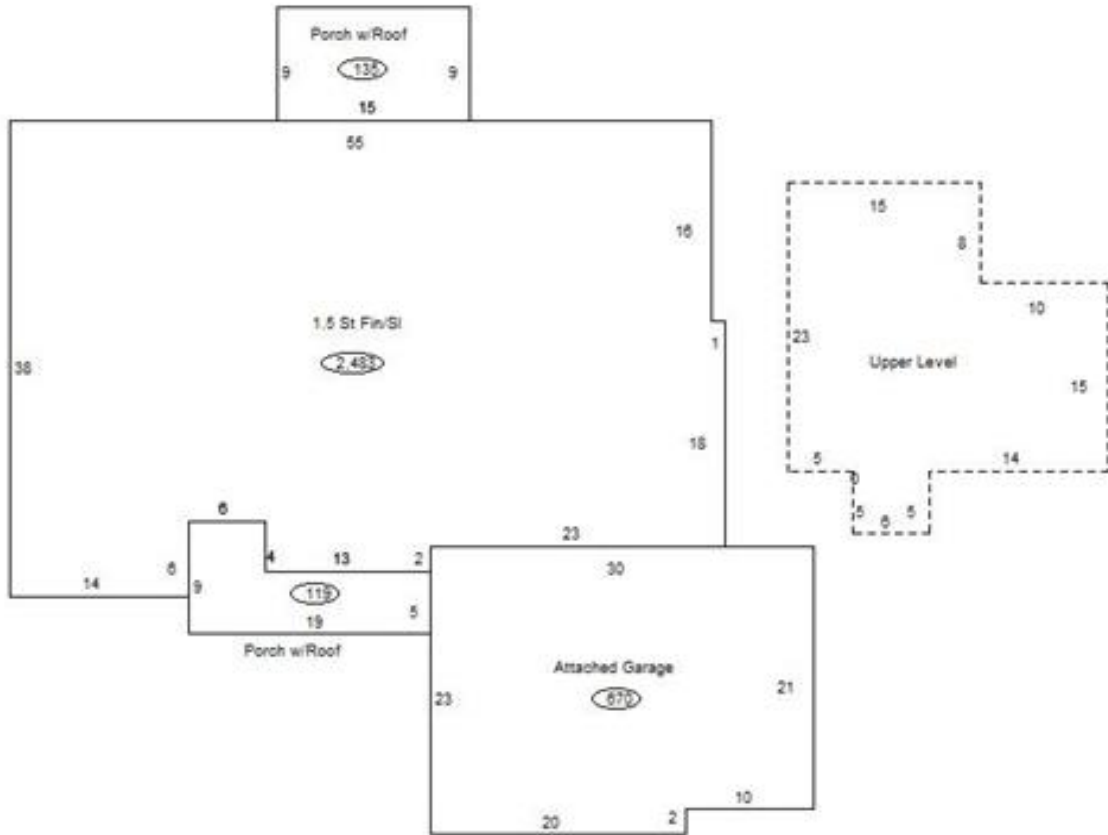
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Sketch Image

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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	1,958	1.268	2,483
2	U	^UL	Overhang	13	Upper Level	525	1.000	525
3	G	1		13	Attached Garage	670	1.000	670
4	M	PRCH		13	SLBC	135	1.000	135
5	M	PRCH		13	SLBC	119	1.000	119
Total Building Area						1,958		2,483



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year 2022	Eff Age 1	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total 0	RCN 25,000	Depr (5% Phys/ % Func) 1,250	RCNLD 23,750
	GRDT	GARAGE - DETACHED	24x16x0			384
	Qual	3	Cond	Year 2013	Eff Age	
	Valuation Summary Base Cost (31.91 x 384) 12,253		Modifier Total 0	RCN 12,253	Depr (15% Phys/ % Func) 1,838	RCNLD 10,415
	PRCH	SLAB PORCH - COVERED	8x4x0			24
	Qual		Cond	Year 2013	Eff Age	
	Valuation Summary Base Cost (26.85 x 24) 644		Modifier Total 0	RCN 644	Depr (15% Phys/ % Func) 97	RCNLD 547