



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
Account 660090364 Parcel ID 000000-00-0-00856-004-0001 Cadastral ID 22-22-14-09380 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 27 - COLLINSVILLE/COLL FIRE Name ID 304910 FLANARY, RICHARD D & BARBARA S REVOCABLE LIVING TRUST 14796 E 150TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 14796 E 150TH ST N Subdivision TYLER CROSSING Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 22 / 14 / 5 Neighborhood 1096 - R-V02-NW COLLINSVILLE School District S026 - COLLINSVILLE SCHOOLS																													
Legal Description Lat/Long: 36.36983308 -95.80880886																													
Building Permits					<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>R2012 0218</td> <td>R13-NEW 2352 SQ FT SFR</td> <td>03/2012</td> <td>08/2012</td> <td>175,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 0218	R13-NEW 2352 SQ FT SFR	03/2012	08/2012	175,000										
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R2012 0218	R13-NEW 2352 SQ FT SFR	03/2012	08/2012	175,000																									
Exemptions					Sale History																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2174/174</td> <td>TYLER CROSSING DEV LLC</td> <td>05/25/2011</td> <td>37,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2174/174	TYLER CROSSING DEV LLC	05/25/2011	37,000	YES
Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Bk/Pg	Grantor	Date	Price	Code																									
2174/174	TYLER CROSSING DEV LLC	05/25/2011	37,000	YES																									
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.120	Current Tax																				
Remove Cap	0	Land Value	44,585	44,585	11%	4,904	Assessed	42,214	4,310.89																				
Year Frozen	0	Improvements	339,179	339,179		37,310	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-102.00																				
TIF Project ID	0	Total Value	383,764	383,764		42,214	Total Taxable	41,214	4,209.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660090364	FLANARY, RICHARD D & BARBARA S			27	373,695	1000	40,106	4,096.00																				
2024	2024-660090364	FLANARY, RICHARD D & BARBARA S			27	385,284	1000	39,559	3,964.00																				
2023	2023-660090364	FLANARY, RICHARD D &			27	357,978	1000	38,378	3,774.00																				
2022	2022-660090364	FLANARY, RICHARD D &			27	357,948	1000	37,267	3,641.00																				
2021	2021-660090364	FLANARY, RICHARD D &			27	337,747	1000	36,152	3,587.00																				
2020	2020-660090364	FLANARY, RICHARD D &			27	335,305	1000	35,121	3,493.00																				
2019	2019-660090364	FLANARY, RICHARD D &			27	318,808	1000	34,069	3,350.00																				
2018	2018-660090364	FLANARY, RICHARD D &			27	313,900	1000	33,529	3,334.00																				
2017	2017-660090364	FLANARY, RICHARD D &			27	311,242	1000	33,237	3,252.00																				
2016	2016-660090364	FLANARY, RICHARD D &			27	303,162	1000	32,273	3,079.00																				
2015	2015-660090364	FLANARY, RICHARD D &			27	293,672	1000	31,304	3,022.00																				
2014	2014-660090364	FLANARY, RICHARD D &			27	298,718	1000	30,748	2,879.00																				
2013	2013-660090364	FLANARY, RICHARD D &			27	280,215	1000	29,824	2,785.00																				



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Lot Data	Square-Foot - NBHD 1096 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5387 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 23,466.00 x 1.90 = 44,585 Factor Value Adjustments 1.0000 Lot Value 44,585		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,353 / 2,353
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,353
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	1,104 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 11



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/26/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	366,640	155.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	402,860		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.54	Total Misc Impr	+ 15,789				
Roofing Adj	+ 5.21	Garage Cost	+ 51,491				
Subfloor Adj	+ -3.40	Total RCN	= 381,100				
Heat/Cool Adj	+ 14.47	Depreciation (11%)	- 41,921				
Plumbing Adj	+ 7.55	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 339,179				
Adj Base Cost	= 133.37	Lot Value	+ 44,585				
Total Area	x 2,353	Indicated Value	= 383,764				
Adjusted Cost	= 313,820	Value Per SqFt	163.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	339,179		
Lot Value	44,585		
Indicated Value	383,764	163.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	383,764	163.10	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	115525	304		304	28.46		8,652
PRCH	SLAB PORCH - COVERED	115526	6x4		24	29.45		707



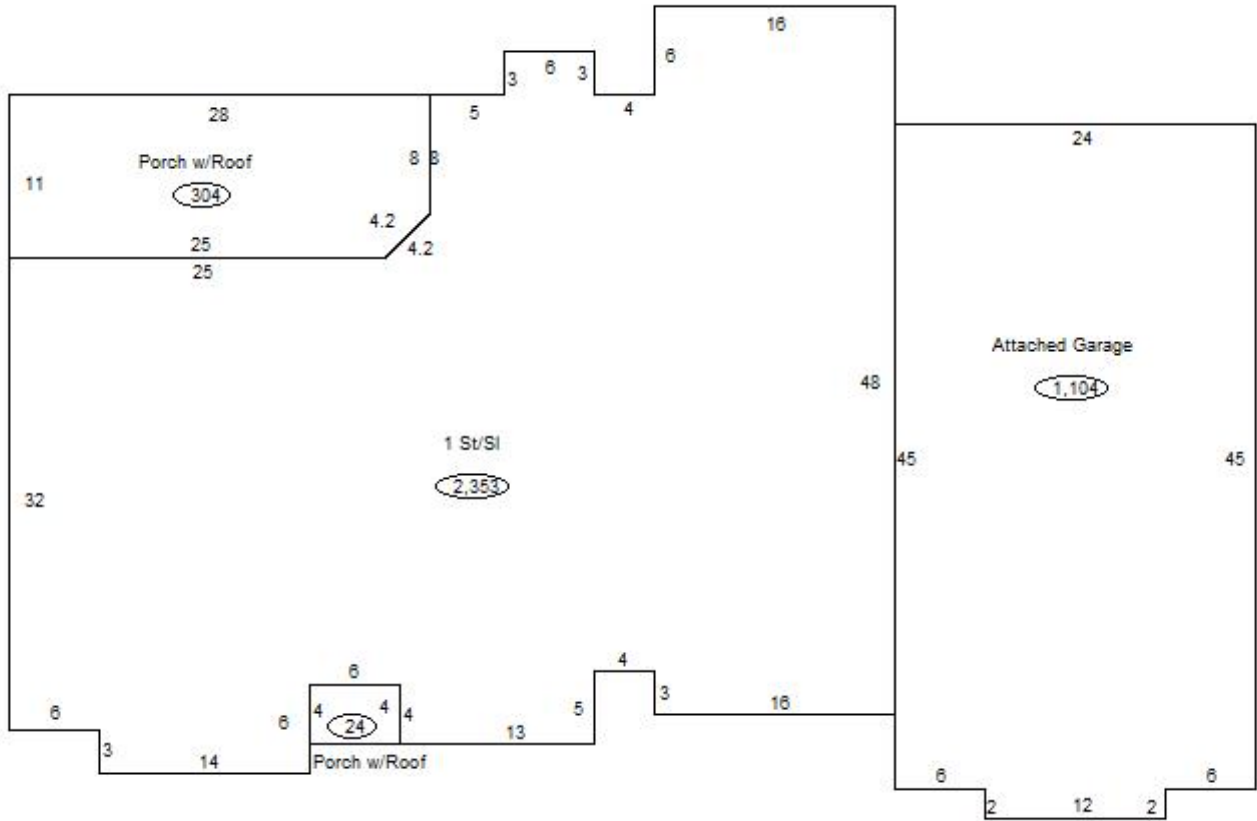
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Sketch Image

660090364



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,353	1.000	2,353
2	G	1		13	Attached Garage	1,104	1.000	1,104
3	M	PRCH		13	SLBC	304	1.000	304
4	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						2,353		2,353