



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:46:38  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660093338 <b>Parcel ID</b> 23N17E-32-3-00000-000-0000 <b>Cadastral ID</b> 32-23-17-03661 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 2 <b>Tax Area</b> 33 - FOYIL OT/FOYIL FIRE <b>Name ID</b> 335535 FLIPSIDE INVESTMENTS LC  9747 E 120TH ST N COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12855 S 4200 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.25 - Acres <b>Sec/Twn/Rng</b> 32 / 23 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> S2 SW NW SW SW. Lat/Long: 36.42537365 -95.52464575																																																																																																																									
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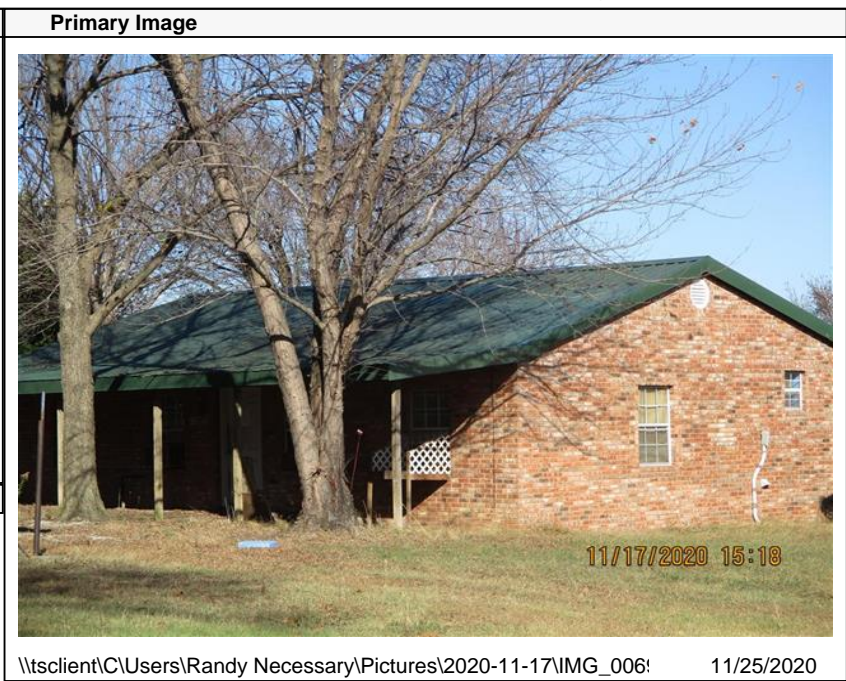
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	1.25		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	55,325.00 x .53 = 29,252		
Factor Value			
Adjustments	1.0000		
Lot Value	29,252		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2004 / 17

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	98,730 82.28 Per SqFt

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	100,659
Lot Value	29,252
Indicated Value	129,911 108.26 Per SqFt
Agland Value	
Site Improvements	15,613
Total Value	145,524 121.27 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.58	Total Misc Impr	+ 5,626
Roofing Adj	+ 4.35	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 130,726
Heat/Cool Adj	+ 9.48	Depreciation ( 23%)	- 30,067
Plumbing Adj	+ 3.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 100,659
Adj Base Cost	= 104.25	Lot Value	+ 29,252
Total Area	x 1,200	Indicated Value	= 129,911
Adjusted Cost	= 125,100	Value Per SqFt	108.26

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	132190	40x8		320	17.58		5,626



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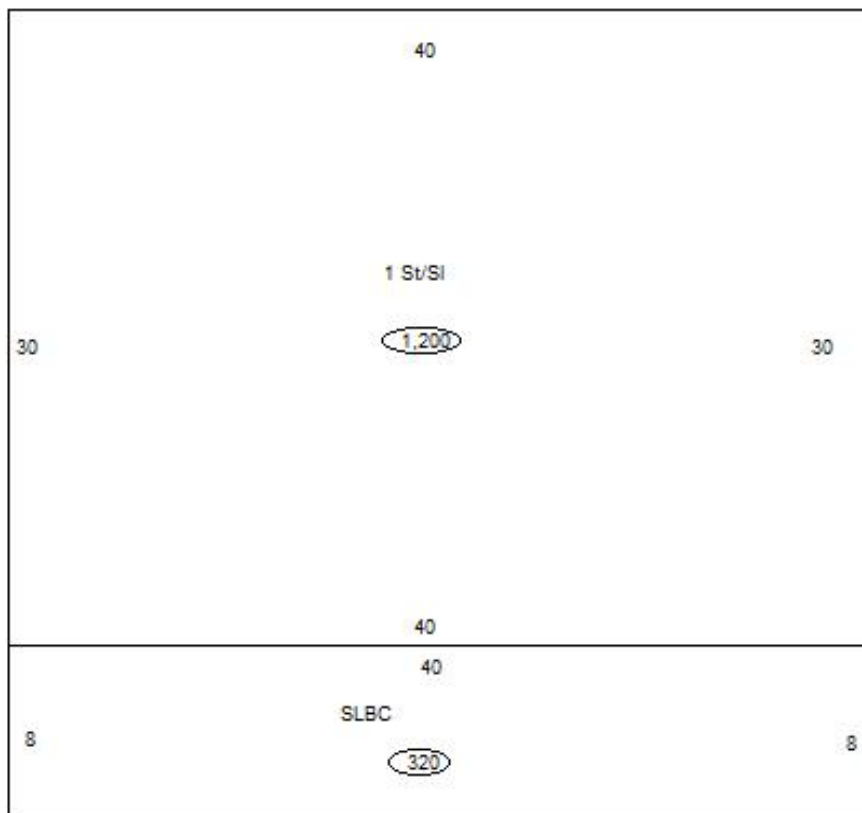
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### Sketch Image

660093338



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,200	1.000	1,200
2	M	PRCH		10	SLBC	320	1.000	320
<b>Total Building Area</b>						1,200		1,200



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	20x40x12	Gravel	Formed Metal	800	
	Qual 3	Cond 3	Year 2016	Eff Age 8			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.96 x 800)	18,368		18,368	2,755	15,613
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240	
	Qual 3	Cond 3	Year 2010	Eff Age 12			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (22.62 x 240)	5,429		5,429	5,429	