



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image
<b>Account</b> 660100414 <b>Parcel ID</b> 22N14E-22-2-00000-000-0001 <b>Cadastral ID</b> 22-22-14-01130 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RC VI Area 2 <b>Tax Area</b> 27 - COLLINSVILLE/COLL FIRE <b>Name ID</b> 348281 BUNCH OF NUTS LLC  15332 N 149TH E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 22 / 22 / 14 / 2 <b>Neighborhood</b> 4010 - 22-14 <b>School District</b> S026 - COLLINSVILLE SCHOOLS	 <p style="text-align: right;">3/26/2024</p>

<b>Legal Description</b> S2 NW SE NW	Lat/Long: 36.37510633 -95.80657056	<b>Building Permits</b>
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Number	Description	Opened	Closed	Amount

<b>Exemptions</b>	<b>Sale History</b>
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Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	WOOD, TIM	05/29/2025		4
					2639/102	NEWLAND, LEE ANN	06/02/2017	150,000	19

### Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.120	Current Tax
Remove Cap	2018	Land Value	18,710	18,710	11%	2,058	Assessed	9,093 928.58
Year Frozen		Improvements	149,520	63,953		7,035	Penalty	0
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0 0.00
TIF Project ID	0	Total Value	168,230	82,663	9,093	Total Taxable	9,093	929.00

### Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660100414	BUNCH OF NUTS LLC	27	126,613	0	8,660	884.00
2024	2024-660100414	WOOD, TIM & NANCY	27	177,232	0	8,248	827.00
2023	2023-660100414	WOOD, TIM & NANCY	27	163,852	0	7,855	773.00
2022	2022-660100414	WOOD, TIM & NANCY	27	70,000	0	7,481	731.00
2021	2021-660100414	WOOD, TIM & NANCY	27	70,000	0	7,125	707.00
2020	2020-660100414	WOOD, TIM & NANCY	27	70,000	0	6,786	675.00
2019	2019-660100414	WOOD, TIM & NANCY	27	58,750	0	6,463	636.00
2018	2018-660100414	WOOD, TIM & NANCY	27	58,750	0	6,463	643.00
2017	2017-660100414	WOOD, TIM & NANCY	27	58,750	0	4,219	413.00



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Lot Data	Primary Image			
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY 6</p> <p>Value Model 1529 NBHD 4010 #1</p> <p>Value Method Square-Foot</p> <p>Base Lot Value 217,800.00 x .56 = 121,968</p> <p>Factor Value -60984</p> <p>Adjustments 30.68%</p> <p>Lot Value 18,710</p>				
Cost Approach				
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 149,520</p> <p>Total Improvement Value 149,520</p> <p>Land Value 18,710</p> <p>Cost Approach Value 168,230</p>				
Income Approach	Value Reconciliation			
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 149,520</p> <p>Land Value 18,710</p> <p>Total Appraised Value 168,230</p>			



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	150x50x12			7,500
	Qual 2	Cond 3	Year 2018	Eff Age 6		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (22.40 x 7,500)				168,000	18,480	149,520
<b>Total Site Improvement Value</b>						<b>149,520</b>