



# 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> 660108037 <b>Parcel ID</b> 22N15E-30-1-00000-019-0000 <b>Cadastral ID</b> 30-22-15-00510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 28 - COLLINSVILLE/LIME FIRE <b>Name ID</b> 341540 MANN, NATHAN KYLE & CALLIE  7107 S YALE AVE PMB 339 TULSA OK 74136-0000  <b>Parcel Location</b> <b>Situs</b> 13925 N RANCH RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 11 - Acres <b>Sec/Twn/Rng</b> 30 / 22 / 15 / 1 <b>Neighborhood</b> 6020 - UNPLATTED <b>School District</b> S026 - COLLINSVILLE SCHOOLS					<p>660108037_001.JPG 4/15/2025</p>																								
<b>Legal Description</b> Lat/Long: 36.35894987 -95.75116358																													
TR DESC 2023-006542 AS COMM SW/C NW; N01.2130W 30' TO POB; N01.2130W 25'; N88.5916E 1893.29'; N01.2226W 521'; N88.5916E 790 91'; S01.2226E 546'; S88.5916W 2684.22' TO POB.					<b>Building Permits</b> <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>R24 155</td> <td>NEW SFR 3435 SQ FT</td> <td>05/2024</td> <td>04/2025</td> <td>480,900</td> </tr> <tr> <td>S23</td> <td>S24 SPLIT</td> <td>05/2023</td> <td>06/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 155	NEW SFR 3435 SQ FT	05/2024	04/2025	480,900	S23	S24 SPLIT	05/2023	06/2023						
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Parcel Valuation									
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	112.698	<b>Current Tax</b>
<b>Remove Cap</b>	2024	<b>Land Value</b>	396	396	11%	44	<b>Assessed</b>	65,678	7,401.78
<b>Year Frozen</b>		<b>Improvements</b>	596,670	596,670		65,634	<b>Penalty</b>	0	
<b>Uncapped Value</b>	596,670	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	6	-1.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	597,066	597,066		65,678	<b>Total Taxable</b>	65,672	7,401.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108037	MANN, NATHAN KYLE &			28	396	0	44	4.00
2024	2024-660108037	MANN, NATHAN KYLE &			28	396	0	44	5.00
2023	2023-660108037	MANN, NATHAN KYLE			28	396	0	44	5.00



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	3,452 / 3,452
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,452
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,607 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	106.50	Total Misc Impr	+ 46,809	Roofing Adj	+ 5.93	Garage Cost	+ 97,497
Subfloor Adj	+ -4.27	Total RCN	= 602,697	Heat/Cool Adj	+ 17.38	Depreciation ( 1%)	- 6,027
Plumbing Adj	+ 7.25	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 596,670
Adj Base Cost	= 132.79	Lot Value	+ 596,670	Total Area	x 3,452	Indicated Value	= 596,670
		Value Per SqFt	172.85	Adjusted Cost	= 458,391		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	596,670		
Lot Value			
Indicated Value	596,670	172.85	Per SqFt
Agland Value	396		
Site Improvements			
Total Value	597,066	172.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	171991	334		334	35.08		11,717
PATC	Patio - Covered	171992	1014		1,014	19.95		20,229
FPR1	Fireplace - Residential 1 Story		1	2025	1	7,721.18		7,721
FPPF	Fireplace - Prefabricated		1	2025	1	7,141.75		7,142
SHLT	STORM SHELTER (AG) IN 2 CAR GARAGE		1	2025	1	0.00		





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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	NTV PST	15			11.000	36	36	396	396
<b>NTV PST Totals</b>						11.000			396	396
<b>Total Agland</b>						11.000			396	396