



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 660109325 Parcel ID 000000-00-0-00366-002-0005 Cadastral ID 02-21-14-02401 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 347629 ESPINOZA , RUBEN MANUEL 17220 E 120TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 17220 E 120TH ST N Subdivision HENRI-EDDA Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 21 / 14 / 5 Neighborhood 1082 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660109325_001.JPG 1/12/2026</p>																																																	
Legal Description Lot/Long: 36.32775064 -95.77800822 LOT 5 BLOCK 2 HENRI-EDDA																																																						
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Lot Data		Square-Foot - NBHD 1082 #1	Primary Image
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	1	
		0	
Method	Square-Foot		
Base Lot Value	98,000.00 x 1.19 = 116,522		
Factor Value	29,131		
Adjustments	0.9028		
Lot Value	131,500		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Stucco
Base/Total Area	2,198 / 2,198
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,198
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	736 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

Cost Approach		Manual : 01/2025	
Base Cost	103.13	Total Misc Impr	+ 12,163
Roofing Adj	+ 4.59	Garage Cost	+ 27,482
Subfloor Adj	+ -2.19	Total RCN	= 314,879
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 3,149
Plumbing Adj	+ 7.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 311,730
Adj Base Cost	= 125.22	Lot Value	+ 131,500
Total Area	x 2,198	Indicated Value	= 443,230
Adjusted Cost	= 275,234	Value Per SqFt	201.65

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	311,730		
Lot Value	131,500		
Indicated Value	443,230	201.65	Per SqFt
Agland Value			
Site Improvements	57,315		
Total Value	500,545	227.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	192780	39		39	26.81		1,046
PATC	Patio - Covered	192781	19x19		361	15.24		5,502
FPR1	Fireplace - Residential 1 Story		1	2025	1	5,615.40		5,615



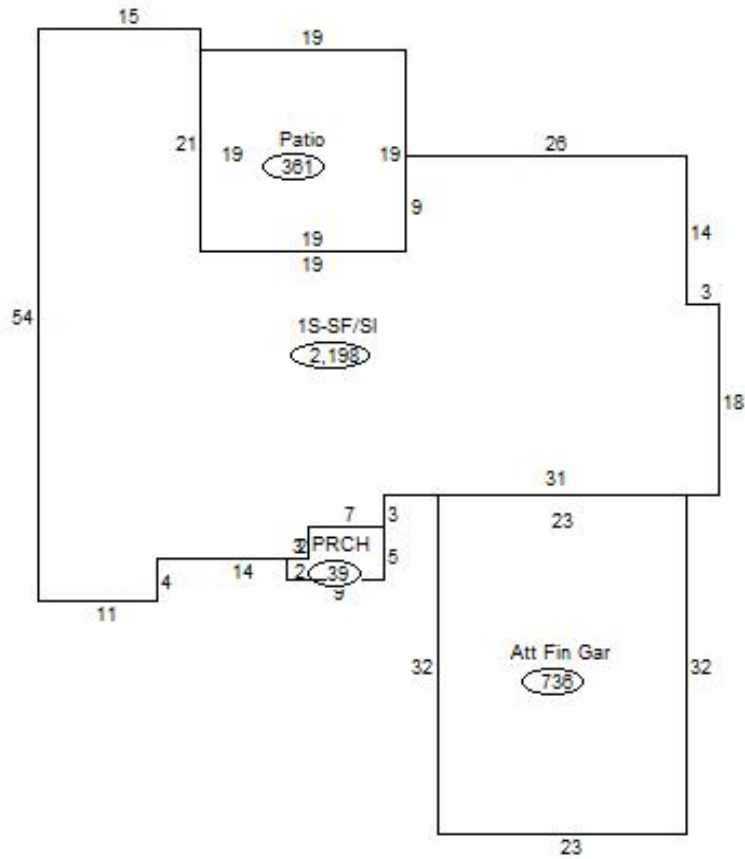
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,198	1.000	2,198
2	G	5		20	Att Fin Gar	736	1.000	736
3	M	PRCH		20	PRCH	39	1.000	39
4	M	PATC		20	Patio	361	1.000	361
Total Building Area						2,198		2,198



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x60x12	Concrete	Formed Metal	1,800
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary Base Cost (28.46 x 1,800) 51,228		Modifier Total	RCN 51,228	Depr (1% Phys/ % Func) 512	RCNLD 50,716
	LNT0	Lean To - Attached	9x60x10	Concrete	Formed Metal	540
	Qual	3	Cond 3	Year 2025	Eff Age 1	
	Valuation Summary Base Cost (13.00 x 540) 7,020		Modifier Total	RCN 7,020	Depr (6% Phys/ % Func) 421	RCNLD 6,599