




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:24:03
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000422 Parcel ID 000000-00-0-00645-003-0008 Cadastral ID 01-21-14-00950 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 336186 BOBINO, ROBERT & KARRIE 12336 NIGHTES AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12336 N NIGHTES AVE Subdivision RANCH VIEW LAKE ESTS Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\\\tsclient\\T\\LOGAN\\LOGAN RESIDENTIAL VI\\2022-3-29\\IMG_003i 3/30/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.33266538 -95.77129733 LOT 8 BLOCK 3 RANCH VIEW LAKE EST.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	2.2		
Non-Ag Acres	2.2012		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	95,885.00 x .75 = 72,221		
Factor Value			
Adjustments	1.0000		
Lot Value	72,221		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,692 / 1,692
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	1,692
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	129,775	76.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	204,890		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	82.64	Total Misc Impr	+	3,489			
Roofing Adj	+ 3.79	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	158,002			
Heat/Cool Adj	+ 0.00	Depreciation (52%)	-	82,161			
Plumbing Adj	+ 4.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	75,841			
Adj Base Cost	= 91.32	Lot Value	+	72,221			
Total Area	x 1,692	Indicated Value	=	148,062			
Adjusted Cost	= 154,513	Value Per SqFt		87.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,841		
Lot Value	72,221		
Indicated Value	148,062	87.51	Per SqFt
Agland Value			
Site Improvements	16,123		
Total Value	164,185	97.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1372	28x6		168	20.77		3,489



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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	10	1 St/Sl	1,692	1.000	1,692
2	M	PRCH		10	SLBC	168	1.000	168
Total Building Area						1,692		1,692



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			891	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 891)		27,870		27,870	12,542	15,328
	LT	LEAN-TO	0x0x0			495	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 495)		1,445		1,445	650	795
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x)						