



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image				
Account	660000482				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-4-5\IMG_0084. 4/5/2022</p>				
Parcel ID	000000-00-0-00468-004-0007								
Cadastral ID	01-21-14-01570								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	293176								
CUMMINGS, RACHEL									
11701 N 190TH E AVE COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	11701 N 190TH E AVE								
Subdivision	LOOKING GLASS ESTATE								
Lot/Block	0007 / 0004	Parcel Size 1 - Lots							
Sec/Twn/Rng	1 / 21 / 14 / 5								
Neighborhood	1014 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32379843 -95.76203413									
Building Permits									
LOT 7 BLOCK 4 LOOKING GLASS ESTATES									
Number	Description	Opened	Closed	Amount					
R7	R7 NEW HOME 1344 SQ FT	04/2006	10/2006	57,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1806/216	VENTURE HOMES LLC	09/07/2006	113,000	YES					
1728/849	VENTURE HOMES	11/15/2005	0	5					
1728/832	KEASLER, JAMES D	05/31/2005	0	16					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2007	Land Value	26,065	22,501	11%	2,475	Assessed	18,325 1,988.96	
Year Frozen	0	Improvements	152,270	144,093		15,850	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	178,335	166,594		18,325	Total Taxable	17,325 1,891.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000482	CUMMINGS, RACHEL	7	174,354	1000	16,792	1,833.00		
2024	2024-660000482	CUMMINGS, RACHEL	7	188,153	1000	16,273	1,810.00		
2023	2023-660000482	CUMMINGS, RACHEL	7	153,414	1000	15,770	1,717.00		
2022	2022-660000482	CUMMINGS, RACHEL	7	149,832	1000	14,327	1,623.00		
2021	2021-660000482	CUMMINGS, RACHEL	7	135,279	1000	13,881	1,556.00		
2020	2020-660000482	CUMMINGS, RACHEL	7	134,323	1000	13,471	1,508.00		
2019	2019-660000482	CUMMINGS, RACHEL	7	127,721	1000	13,049	1,462.00		
2018	2018-660000482	CUMMINGS, RACHEL	7	126,173	1000	12,879	1,397.00		
2017	2017-660000482	CUMMINGS, RACHEL	7	125,095	1000	12,760	1,396.00		
2016	2016-660000482	CUMMINGS, RACHEL	7	121,770	1000	12,395	1,358.00		
2015	2015-660000482	CUMMINGS, RACHEL	7	124,349	1000	12,172	1,342.00		
2014	2014-660000482	CUMMINGS, RACHEL	7	126,465	1000	11,788	1,311.00		
2013	2013-660000482	CUMMINGS, RACHEL	7	123,982	1000	11,416	1,246.00		



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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3234 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 14,089.00 x 1.85 = 26,065 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 26,065		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,344 / 1,344
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,344
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	560 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2006 / 15



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	188,978	140.61	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	179,720 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	96.28	<b>Total Misc Impr</b>	+	7,400	
<b>Roofing Adj</b>	+ 4.44	<b>Garage Cost</b>	+	14,986	
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	185,695	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 18%)</b>	-	33,425	
<b>Plumbing Adj</b>	+ 10.47	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	152,270	
<b>Adj Base Cost</b>	= 121.51	<b>Lot Value</b>	+	26,065	
<b>Total Area</b>	x 1,344	<b>Indicated Value</b>	=	178,335	
<b>Adjusted Cost</b>	= 163,309	<b>Value Per SqFt</b>		132.69	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	152,270		
<b>Lot Value</b>	26,065		
<b>Indicated Value</b>	178,335	132.69	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	178,335	132.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1513	26x5		130	23.84		3,099
CPAT	Carport - Attached	153440	28x15		420	10.24		4,301



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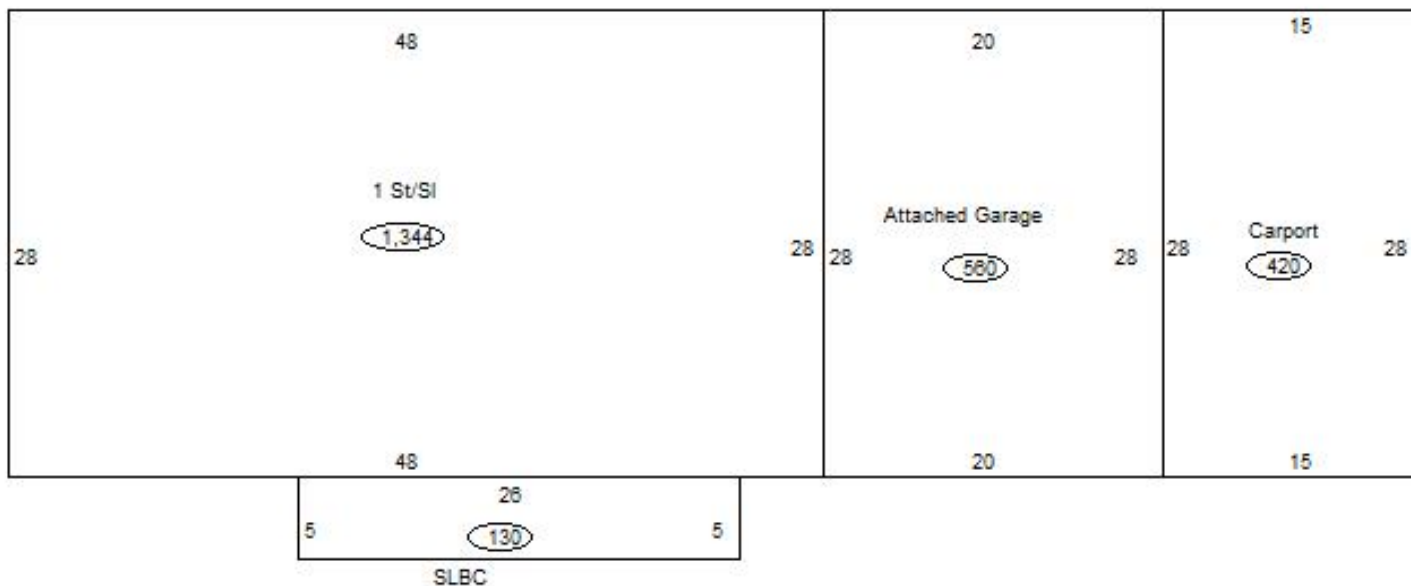
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### Sketch Image

660000482



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,344	1.000	1,344
2	G	1		13	Attached Garage	560	1.000	560
3	M	PRCH		13	SLBC	130	1.000	130
4	M	CPAT		13	Carport	420	1.000	420
<b>Total Building Area</b>						1,344		1,344