



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	660000495				No Image On File																													
Parcel ID	000000-00-0-00468-004-0020																																	
Cadastral ID	01-21-14-01700																																	
Property Type	REAL - Real Property																																	
Property Class	RRP	VI Area 4																																
Tax Area	7 - OWASSO/LIMESTONE FIRE																																	
Name ID	284940																																	
NICHOLS, MIRANDA LEE																																		
11609 N 190TH E AVE COLLINSVILLE OK 74021-0000																																		
Parcel Location																																		
Situs																																		
Subdivision	LOOKING GLASS ESTATE																																	
Lot/Block	0020 / 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: 36.32270704 -95.76156199																																		
Building Permits																																		
LOT 20 BLOCK 4 LOOKING GLASS ESTATES																																		
<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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																									
Number	Description	Opened	Closed	Amount																														
Exemptions																																		
Sale History																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
					1575/130	SECRETARY OF HUD	03/26/2004	0	1																									
					1517/88	UTSLER, CHRIS A	04/07/2003	0	10																									
					1127/644	HICKMAN, STEVEN D	09/08/1998	79,000	No																									
					1034/298	ORR, PAUL JR &	07/29/1996	71,500	No																									
					961/51	BYFIELD, W E &	06/30/1994	3,000	Yes																									
Parcel Valuation																																		
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																										
Remove Cap	2005	Land Value	24,870	6,004	11%	660	Assessed	660	71.64																									
Year Frozen	0	Improvements	0	0	0	Penalty	0																											
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00																										
TIF Project ID	0	Total Value	24,870	6,004	660	Total Taxable	660	72.00																										
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660000495	NICHOLS, MIRANDA LEE			7	24,870	0	629	69.00																									
2024	2024-660000495	NICHOLS, MIRANDA LEE			7	28,096	0	599	67.00																									
2023	2023-660000495	NICHOLS, MIRANDA LEE			7	20,000	0	571	62.00																									
2022	2022-660000495	NICHOLS, MIRANDA LEE			7	20,000	0	544	61.00																									
2021	2021-660000495	NICHOLS, MIRANDA LEE			7	20,000	0	518	57.00																									
2020	2020-660000495	NICHOLS, MIRANDA LEE			7	20,000	0	493	55.00																									
2019	2019-660000495	NICHOLS, MIRANDA LEE			7	20,000	0	470	52.00																									
2018	2018-660000495	NICHOLS, MIRANDA LEE			7	15,000	0	447	48.00																									
2017	2017-660000495	NICHOLS, MIRANDA LEE			7	15,000	0	426	46.00																									
2016	2016-660000495	NICHOLS, MIRANDA LEE			7	15,000	0	406	44.00																									
2015	2015-660000495	NICHOLS, MIRANDA LEE			7	20,000	0	387	43.00																									
2014	2014-660000495	NICHOLS, MIRANDA LEE			7	20,000	0	368	40.00																									
2013	2013-660000495	NICHOLS, MIRANDA LEE			7	25,000	0	351	38.00																									



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Lot Data		Square-Foot - NBHD 1014 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3086							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	13,443.00 x 1.85 = 24,870							
Factor Value								
Adjustments	1.0000							
Lot Value	24,870							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	1 2022 Residential			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	24,870			
Year/Eff Age /				Indicated Value	24,870	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				Total Value	24,870	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 24,870					
Total Area	x	Indicated Value	= 24,870					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					