




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:00:07
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Assessment Data					Primary Image																																																																																																																				
Account 660000524 Parcel ID 000000-00-0-00468-006-0006 Cadastral ID 01-21-14-01990 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 275477 TOGNAZZINI, TIM & BRIDGET C 11711 N 191ST E PL COLLINSVILLE OK 74021-0000					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-4-6\IMG_0142. 4/6/2022</p>																																																																																																																				
Parcel Location Situs 11711 N 191ST E PL Subdivision LOOKING GLASS ESTATE Lot/Block 0006 / 0006 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: 36.32353002 -95.75986054 LOT 6 BLOCK 6 LOOKING GLASS ESTATES					Building Permits <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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.317		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	13,809.00 x 1.85 = 25,547		
Factor Value			
Adjustments	1.0000		
Lot Value	25,547		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,493 / 1,493
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,493
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	424 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	173,559 116.25 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	178,610 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	148,500
Lot Value	25,547
Indicated Value	174,047 116.58 Per SqFt
Agland Value	
Site Improvements	539
Total Value	174,586 116.94 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.68	Total Misc Impr	+ 8,826
Roofing Adj	+ 4.51	Garage Cost	+ 12,177
Subfloor Adj	+ -1.16	Total RCN	= 209,016
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 62,705
Plumbing Adj	+ 9.43	Lump Sums	+ 2,189
Basement Adj	+ 0.00	RCNLD	= 148,500
Adj Base Cost	= 125.93	Lot Value	+ 25,547
Total Area	x 1,493	Indicated Value	= 174,047
Adjusted Cost	= 188,013	Value Per SqFt	116.58

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	1607	7x4		28	24.18		677
PATO	SLAB PORCH - OPEN	1608	19x6		114	10.74		1,224
WODO	WOOD DECK - OPEN	1609	220		220	19.90	50%	2,189
PATO	SLAB PORCH - OPEN	1610	180		180	10.16		1,829



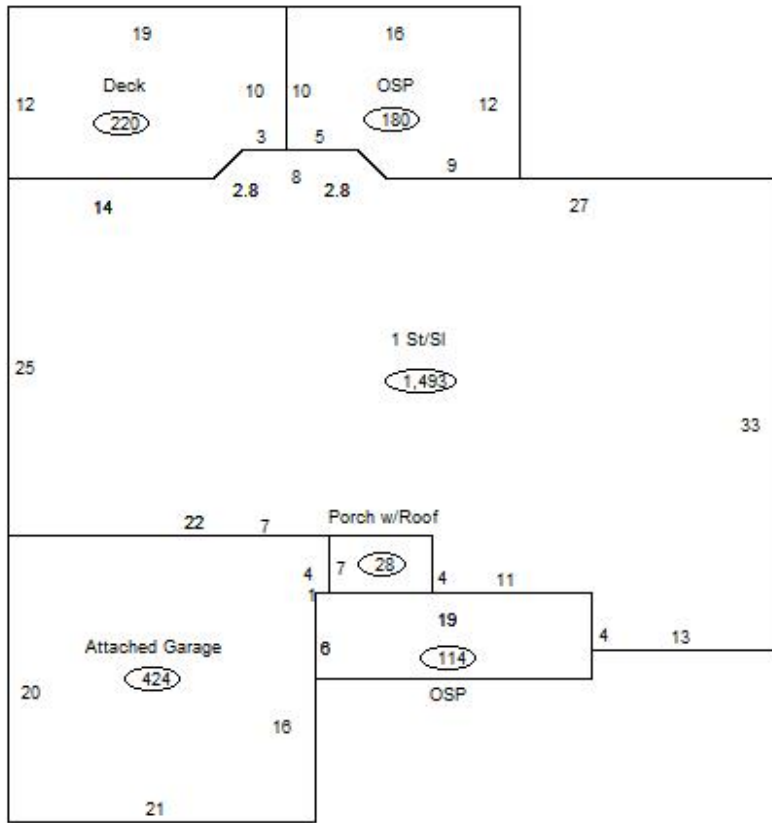
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,493	1.000	1,493
2	G	1		13	Attached Garage	424	1.000	424
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PATO		13	Open Slab	114	1.000	114
5	M	WODO		13	WODO	220	1.000	220
6	M	PATO		13	Open Slab	180	1.000	180
Total Building Area						1,493		1,493



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (4.68 x 192)		899		899 360		539