



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	660000552				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0421\IMG_0026. 4/22/2022</p>									
Parcel ID	000000-00-0-00468-008-00091													
Cadastral ID	06-21-15-07570													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	270812													
CORBIN, GIGI L														
11614 N 193RD E AVE COLLINSVILLE OK 74021-0000														
Parcel Location														
Situs	11614 N 193RD E AVE													
Subdivision	LOOKING GLASS ESTATE													
Lot/Block	0009 / 0008	Parcel Size 1 - Lots												
Sec/Twn/Rng	6 / 21 / 15 / 5													
Neighborhood	1014 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.32269156 -95.75819028														
LOT 9 BLOCK 8 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1162/150	VISION BUILDERS LLC	03/16/1999	67,000	No										
1131/943	BUFFINGTON, JERRY L &	09/15/1998	3,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	2000	Land Value	29,279	21,674	11%	2,384	Assessed	15,227 1,652.71						
Year Frozen	0	Improvements	143,625	116,756		12,843	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00						
TIF Project ID	0	Total Value	172,904	138,430		15,227	Total Taxable	14,227 1,555.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000552	CORBIN, GIGI L	7	169,584	1000	13,784	1,506.00							
2024	2024-660000552	CORBIN, GIGI L	7	184,201	1000	13,353	1,488.00							
2023	2023-660000552	CORBIN, GIGI L	7	134,341	1000	12,935	1,411.00							
2022	2022-660000552	CORBIN, GIGI L	7	135,474	1000	12,530	1,421.00							
2021	2021-660000552	CORBIN, GIGI L	7	122,728	1000	12,135	1,362.00							
2020	2020-660000552	CORBIN, GIGI L	7	121,958	1000	11,753	1,317.00							
2019	2019-660000552	CORBIN, GIGI L	7	116,223	1000	11,382	1,277.00							
2018	2018-660000552	CORBIN, GIGI L	7	114,324	0	12,021	1,291.00							
2017	2017-660000552	CORBIN, GIGI L	7	113,367	0	11,449	1,240.00							
2016	2016-660000552	CORBIN, GIGI L	7	110,458	0	10,904	1,183.00							
2015	2015-660000552	CORBIN, GIGI L	7	113,083	0	10,385	1,133.00							
2014	2014-660000552	CORBIN, GIGI L	7	117,153	0	9,889	1,088.00							
2013	2013-660000552	CORBIN, GIGI L	7	115,392	0	9,419	1,017.00							



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3686		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	16,058.00 x 1.82 = 29,279		
Factor Value			
Adjustments	1.0000		
Lot Value	29,279		



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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	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,556 / 1,556
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,556
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	143,586 92.28 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	171,200 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	141,424
Lot Value	29,279
Indicated Value	170,703 109.71 Per SqFt
Agland Value	
Site Improvements	2,201
Total Value	172,904 111.12 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.09	Total Misc Impr	+	2,437
Roofing Adj	+ 4.48	Garage Cost	+	
Subfloor Adj	+ -1.15	Total RCN	=	193,732
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	52,308
Plumbing Adj	+ 9.05	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	141,424
Adj Base Cost	= 122.94	Lot Value	+	29,279
Total Area	x 1,556	Indicated Value	=	170,703
Adjusted Cost	= 191,295	Value Per SqFt		109.71

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1668	6x6		36	24.16		870
STF	STG FAIR-ATTACHED	1669	14x10		140	4.68		655
PATO	SLAB PORCH - OPEN	119636	14x6		84	10.86		912



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	14x48x0			672
	Qual	1	Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x 672)		3,145	Modifier Total		RCN 3,145 Depr (30% Phys/ % Func) 944
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.61 x)			Modifier Total		RCN Depr (100% Phys/ % Func)