



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660001462 <b>Parcel ID</b> 000000-00-0-00477-002-0002 <b>Cadastral ID</b> 02-21-14-03000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 137094 NEWSOM, JUANITA TRUST  12520 N 172ND E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12520 N 172ND E AVE <b>Subdivision</b> LYNDA LEA <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 21 / 14 / 5 <b>Neighborhood</b> 1082 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-9\IMG_0036. 5/11/2022</p>														
<b>Legal Description</b> Lat/Long: 36.33509560 -95.78256177																			
LOT 2 BLOCK 2 LYNDA LEA					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	116,694	34,464	11%	3,791	<b>Assessed</b>	15,779	1,712.62										
Year Frozen	0	<b>Improvements</b>	138,891	108,981		11,988	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00										
TIF Project ID	0	<b>Total Value</b>	255,585	143,445		15,779	<b>Total Taxable</b>	14,779	1,615.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660001462	NEWSOM, JUANITA			7	253,439	1000	14,320	1,565.00										
2024	2024-660001462	NEWSOM, JUANITA			7	253,391	1000	13,873	1,545.00										
2023	2023-660001462	NEWSOM, DORIAN			7	131,788	1000	13,440	1,465.00										
2022	2022-660001462	NEWSOM, DORIAN			7	127,450	1000	13,020	1,476.00										
2021	2021-660001462	NEWSOM, DORIAN			7	133,765	1000	13,714	1,537.00										
2020	2020-660001462	NEWSOM, DORIAN			7	135,246	1000	13,877	1,553.00										
2019	2019-660001462	NEWSOM, DORIAN			7	132,414	1000	13,566	1,519.00										
2018	2018-660001462	NEWSOM, DORIAN			7	139,787	1000	13,223	1,434.00										
2017	2017-660001462	NEWSOM, DORIAN			7	138,689	1000	12,809	1,402.00										
2016	2016-660001462	NEWSOM, DORIAN			7	135,486	1000	12,406	1,359.00										
2015	2015-660001462	NEWSOM, DORIAN			7	136,331	1000	12,016	1,325.00										
2014	2014-660001462	NEWSOM, DORIAN			7	138,887	1000	11,637	1,294.00										
2013	2013-660001462	NEWSOM, DORIAN			7	133,678	1000	11,269	1,231.00										



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Lot Data		Square-Foot - NBHD 1082 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.2892							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	99,720.00 x 1.17 = 116,694							
Factor Value								
Adjustments	1.0000							
Lot Value	116,694							
<b>Residential Data</b>				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-9\IMG_0036. 5/11/2022				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	2.5 - Fair			Gross Rent 0.00				
Architecture				Indicated Value				
Style	100% One Story			<b>Multiple Regression</b>				
Exterior Wall	10% Frame, Siding, Wood 90% Veneer, Stone			MRA Code 1 Test				
Base/Total Area	1,828 / 1,828			Adusted R 0.8445				
Style	100% One Story			Indicated Value 198,626 108.66 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,828			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 3				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 248,890 Per SqFt				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	700 Attached Garage - Unfinished			Selected Approach Cost Approach				
Remodel				Improvements 138,891				
Year/Eff Age	1977 / 37			Lot Value 116,694				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 255,585 139.82 Per SqFt				
Base Cost	103.66	Total Misc Impr	+ 9,076	Agland Value				
Roofing Adj	+ 4.25	Garage Cost	+ 18,039	Site Improvements				
Subfloor Adj	+ -1.21	Total RCN	= 257,205	Total Value 255,585 139.82 Total Value Per SqFt				
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	- 118,314					
Plumbing Adj	+ 7.70	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 138,891					
Adj Base Cost	= 125.87	Lot Value	+ 116,694					
Total Area	x 1,828	Indicated Value	= 255,585					
Adjusted Cost	= 230,090	Value Per SqFt	139.82					
<b>Miscellaneous Improvements</b>								
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	4054	28x6		168	23.69		3,980



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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/SI	1,828	1.000	1,828
2	G	1		10	Attached Garage	700	1.000	700
3	M	PRCH		10	SLBC	168	1.000	168
<b>Total Building Area</b>						1,828		1,828



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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	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					