



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:49:27  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002289 <b>Parcel ID</b> 000000-00-0-00420-002-0020 <b>Cadastral ID</b> 03-21-14-02270 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 16 - OWASSO/COLL FIRE <b>Name ID</b> 134514 VAUGHN, MINNIE RUTH TRUSTEE  12231 N MARIAN AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12231 N MARIAN AVE <b>Subdivision</b> KRISTIN HEIGHTS <b>Lot/Block</b> 0020 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 14 / 5 <b>Neighborhood</b> 1054 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33130874 -95.80887594																																																																																																																									
<b>Legal Description</b> LOT 20 BLOCK 2 KRISTIN HEIGHTS					<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> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
<b>Parcel Valuation</b> <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 66,722</td> <td>37,704</td> <td>11%</td> <td>4,147</td> <td>Assessed</td> <td>19,566</td> <td>1,916.69</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 156,410</td> <td>140,169</td> <td></td> <td>15,419</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 223,132</td> <td>177,873</td> <td></td> <td>19,566</td> <td>Total Taxable</td> <td>18,566</td> <td>1,819.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 66,722	37,704	11%	4,147	Assessed	19,566	1,916.69	Year Frozen	0	Improvements 156,410	140,169		15,419	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 223,132	177,873		19,566	Total Taxable	18,566	1,819.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	0	Land Value 66,722	37,704	11%	4,147	Assessed	19,566	1,916.69																																																																																																																	
Year Frozen	0	Improvements 156,410	140,169		15,419	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00																																																																																																																	
TIF Project ID	0	Total Value 223,132	177,873		19,566	Total Taxable	18,566	1,819.00																																																																																																																	
<b>Assessment History</b> <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660002289</td><td>VAUGHN, MINNIE RUTH</td><td>16</td><td>217,791</td><td>1000</td><td>17,997</td><td>1,763.00</td></tr> <tr><td>2024</td><td>2024-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>226,796</td><td>1000</td><td>17,443</td><td>1,676.00</td></tr> <tr><td>2023</td><td>2023-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>171,137</td><td>1000</td><td>16,906</td><td>1,584.00</td></tr> <tr><td>2022</td><td>2022-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>173,439</td><td>1000</td><td>16,384</td><td>1,605.00</td></tr> <tr><td>2021</td><td>2021-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>179,458</td><td>1000</td><td>15,878</td><td>1,536.00</td></tr> <tr><td>2020</td><td>2020-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>176,731</td><td>1000</td><td>15,387</td><td>1,486.00</td></tr> <tr><td>2019</td><td>2019-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>170,248</td><td>1000</td><td>14,909</td><td>1,441.00</td></tr> <tr><td>2018</td><td>2018-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>174,814</td><td>1000</td><td>14,446</td><td>1,345.00</td></tr> <tr><td>2017</td><td>2017-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>173,490</td><td>1000</td><td>13,996</td><td>1,316.00</td></tr> <tr><td>2016</td><td>2016-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>169,293</td><td>1000</td><td>13,560</td><td>1,277.00</td></tr> <tr><td>2015</td><td>2015-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>164,777</td><td>1000</td><td>13,136</td><td>1,246.00</td></tr> <tr><td>2014</td><td>2014-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>165,979</td><td>1000</td><td>12,724</td><td>1,218.00</td></tr> <tr><td>2013</td><td>2013-660002289</td><td>VAUGHN, GARY LYNN &amp; MINNIE RUTH</td><td>16</td><td>159,299</td><td>1000</td><td>12,325</td><td>1,155.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660002289	VAUGHN, MINNIE RUTH	16	217,791	1000	17,997	1,763.00	2024	2024-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	226,796	1000	17,443	1,676.00	2023	2023-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	171,137	1000	16,906	1,584.00	2022	2022-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	173,439	1000	16,384	1,605.00	2021	2021-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	179,458	1000	15,878	1,536.00	2020	2020-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	176,731	1000	15,387	1,486.00	2019	2019-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	170,248	1000	14,909	1,441.00	2018	2018-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	174,814	1000	14,446	1,345.00	2017	2017-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	173,490	1000	13,996	1,316.00	2016	2016-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	169,293	1000	13,560	1,277.00	2015	2015-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	164,777	1000	13,136	1,246.00	2014	2014-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	165,979	1000	12,724	1,218.00	2013	2013-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	159,299	1000	12,325	1,155.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660002289	VAUGHN, MINNIE RUTH	16	217,791	1000	17,997	1,763.00																																																																																																																		
2024	2024-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	226,796	1000	17,443	1,676.00																																																																																																																		
2023	2023-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	171,137	1000	16,906	1,584.00																																																																																																																		
2022	2022-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	173,439	1000	16,384	1,605.00																																																																																																																		
2021	2021-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	179,458	1000	15,878	1,536.00																																																																																																																		
2020	2020-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	176,731	1000	15,387	1,486.00																																																																																																																		
2019	2019-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	170,248	1000	14,909	1,441.00																																																																																																																		
2018	2018-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	174,814	1000	14,446	1,345.00																																																																																																																		
2017	2017-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	173,490	1000	13,996	1,316.00																																																																																																																		
2016	2016-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	169,293	1000	13,560	1,277.00																																																																																																																		
2015	2015-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	164,777	1000	13,136	1,246.00																																																																																																																		
2014	2014-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	165,979	1000	12,724	1,218.00																																																																																																																		
2013	2013-660002289	VAUGHN, GARY LYNN & MINNIE RUTH	16	159,299	1000	12,325	1,155.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:49:27  
 Page 2

Lot Data	Square-Foot - NBHD 1054 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.4519 <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> 106,804.00 x .62 = 66,722 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 66,722		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,861 / 1,861
<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>	1,861
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	504 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

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> 207,826 111.67 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.48	<b>Total Misc Impr</b>	+ 14,654				
<b>Roofing Adj</b>	+ 4.77	<b>Garage Cost</b>	+ 16,032				
<b>Subfloor Adj</b>	+ -2.27	<b>Total RCN</b>	= 274,403				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 117,993				
<b>Plumbing Adj</b>	+ 8.34	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 156,410				
<b>Adj Base Cost</b>	= 130.96	<b>Lot Value</b>	+ 66,722				
<b>Total Area</b>	x 1,861	<b>Indicated Value</b>	= 223,132				
<b>Adjusted Cost</b>	= 243,717	<b>Value Per SqFt</b>	119.90				

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 156,410 <b>Lot Value</b> 66,722 <b>Indicated Value</b> 223,132 119.90 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 223,132 119.90 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	6078	6x4		24	26.85		644
PRCH	SLAB PORCH - COVERED	6079	36x9		324	25.91		8,395



# Rogers

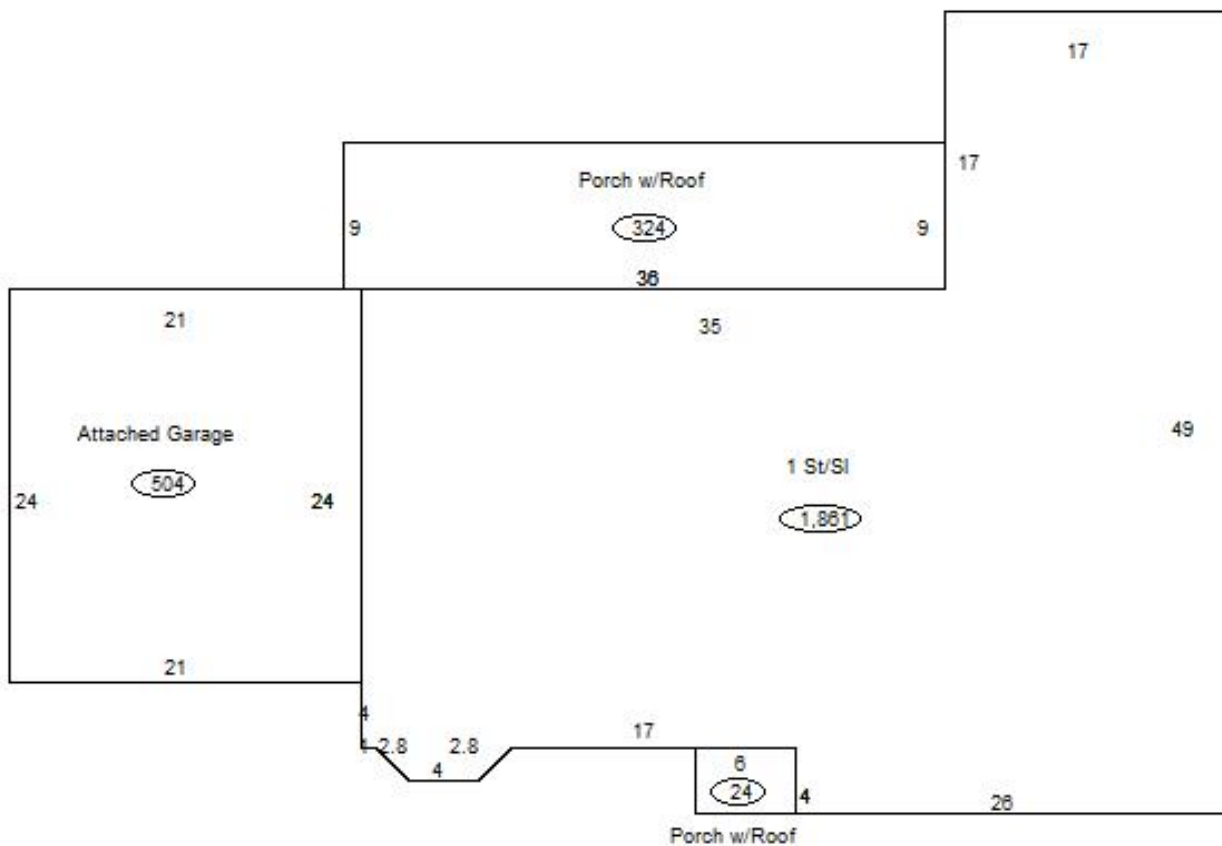
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:49:27  
 Page 3

### Sketch Image

660002289



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,861	1.000	1,861
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	324	1.000	324
<b>Total Building Area</b>						1,861		1,861