




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 660004981 Parcel ID 000000-00-0-00468-009-0020 Cadastral ID 06-21-15-02000 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 332892 BLACK, WILLIAM & VICKIE REVOCABLE LIVING TRUST 11636 N 194TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11636 N 194TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0020 / 0009 Parcel Size 2 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p style="text-align: right; color: orange;">04/21/2022 12:12</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0421\IMG_0075. 4/22/2022</p>														
Legal Description Lat/Long: 36.32299539 -95.75688504																			
LOTS 20 & 21 BLOCK 9 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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	BLACK, WILLIAM A & BERRY, VICKIE L	11/30/2020	0	WB										
					2151/635		01/07/2011	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	0	Land Value	50,048	19,318	11%	2,125	Assessed	11,407	1,238.09										
Year Frozen	0	Improvements	115,005	84,386		9,282	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0	Total Value	165,053	103,704		11,407	Total Taxable	10,407	1,141.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004981	BLACK, WILLIAM & VICKIE			7	163,038	1000	10,075	1,104.00										
2024	2024-660004981	BLACK, WILLIAM & VICKIE			7	181,494	1000	9,753	1,091.00										
2023	2023-660004981	BLACK, WILLIAM & VICKIE			7	128,907	1000	9,439	1,034.00										
2022	2022-660004981	BLACK, WILLIAM & VICKIE			7	128,742	1000	9,135	1,040.00										
2021	2021-660004981	BLACK, WILLIAM & VICKIE			7	129,523	1000	8,841	996.00										
2020	2020-660004981	BLACK, WILLIAM A &			7	127,708	1000	8,554	962.00										
2019	2019-660004981	BLACK, WILLIAM A &			7	124,744	1000	8,276	932.00										
2018	2018-660004981	BLACK, WILLIAM A &			7	122,125	1000	8,005	874.00										
2017	2017-660004981	BLACK, WILLIAM A &			7	121,201	1000	7,743	853.00										
2016	2016-660004981	BLACK, WILLIAM A &			7	118,143	1000	7,488	826.00										
2015	2015-660004981	BLACK, WILLIAM A &			7	126,569	1000	7,242	805.00										
2014	2014-660004981	BLACK, WILLIAM A &			7	115,440	1000	7,001	784.00										
2013	2013-660004981	BLACK, WILLIAM A &			7	118,286	1000	6,483	714.00										



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count	2		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	29,039.00 x 1.72 = 50,048		
Factor Value			
Adjustments	1.0000		
Lot Value	50,048		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,648 / 1,648
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	163,969 99.50 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	103,040 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	115,005
Lot Value	50,048
Indicated Value	165,053 100.15 Per SqFt
Agland Value	
Site Improvements	
Total Value	165,053 100.15 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	85.58	Total Misc Impr	+ 8,944
Roofing Adj	+ 3.90	Garage Cost	+ 13,023
Subfloor Adj	+ 2.31	Total RCN	= 201,764
Heat/Cool Adj	+ 10.30	Depreciation (43%)	- 86,759
Plumbing Adj	+ 7.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 115,005
Adj Base Cost	= 109.10	Lot Value	+ 50,048
Total Area	x 1,648	Indicated Value	= 165,053
Adjusted Cost	= 179,797	Value Per SqFt	100.15

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12655	18x6		108	20.95		2,263
PRCH	SLAB PORCH - COVERED	12656	15x12		180	20.73		3,731
GF	GAZEBO FAIR		1		1	2,950.00		2,950



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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	Crawl	13	1 St/Cr	1,648	1.000	1,648
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						1,648		1,648



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	0x0x0			
	Qual 1	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (9.68 x)					
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					