



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 660005001 Parcel ID 000000-00-0-00468-011-0004 Cadastral ID 06-21-15-02200 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 310246 JOINES, TALIENA A & MICHAEL S 11865 N 194TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11865 N 194TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0004 / 0011 Parcel Size 1 - 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;">04/22/2022 09:16</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0422\IMG_0006. 4/25/2022</p>														
Legal Description Lat/Long: 36.32607144 -95.75615712																			
LOT 4 BLOCK 11 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>R2012 07 10</td> <td>R13-NEW 1288 SQ FT SFR</td> <td>07/2012</td> <td>12/2012</td> <td>60,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 07 10	R13-NEW 1288 SQ FT SFR	07/2012	12/2012	60,000
Number	Description	Opened	Closed	Amount															
R2012 07 10	R13-NEW 1288 SQ FT SFR	07/2012	12/2012	60,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2499/935	MUELLER, TALIENA	09/08/2015	0	4										
					2344/628	MCCOMB, BENNY JR &	07/23/2013	0	4										
					2299/243	HAYNES, WILLIAM H	12/27/2012	110,000	YES										
					2257/519	NIMAL, PATRICIA A	06/28/2012	6,500	17										
					848/648			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2014		Land Value	27,379	22,311	11%	2,454	Assessed	15,513 1,683.75										
Year Frozen	0		Improvements	132,249	118,716		13,059	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -98.00										
TIF Project ID	0		Total Value	159,628	141,027		15,513	Total Taxable	14,513 1,586.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005001	JOINES, TALIENA A & MICHAEL S			7	157,428	1000	14,061	1,536.00										
2024	2024-660005001	JOINES, TALIENA A & MICHAEL S			7	170,685	1000	13,622	1,518.00										
2023	2023-660005001	JOINES, TALIENA A & MICHAEL S			7	137,880	1000	13,197	1,440.00										
2022	2022-660005001	JOINES, TALIENA A & MICHAEL S			7	136,886	1000	12,783	1,449.00										
2021	2021-660005001	JOINES, TALIENA A & MICHAEL S			7	121,654	1000	12,382	1,389.00										
2020	2020-660005001	JOINES, TALIENA A & MICHAEL S			7	120,779	1000	12,029	1,348.00										
2019	2019-660005001	JOINES, TALIENA A & MICHAEL S			7	114,992	1000	11,649	1,307.00										
2018	2018-660005001	JOINES, TALIENA A & MICHAEL S			7	113,008	1000	11,431	1,242.00										
2017	2017-660005001	JOINES, TALIENA A & MICHAEL S			7	112,062	1000	11,327	1,241.00										
2016	2016-660005001	JOINES, TALIENA A & MICHAEL S			7	109,152	1000	11,007	1,207.00										
2015	2015-660005001	JOINES, TALIENA A & MICHAEL S			7	112,137	1000	11,335	1,251.00										
2014	2014-660005001	MUELLER, TALIENA			7	113,947	1000	11,534	1,283.00										
2013	2013-660005001	MUELLER, TALIENA			7	112,280	1000	11,351	1,239.00										



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3414		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	14,871.00 x 1.84 = 27,379		
Factor Value			
Adjustments	1.0000		
Lot Value	27,379		



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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, Wood
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,288
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	280 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	154,124 119.66 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	33,660 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	132,249
Lot Value	27,379
Indicated Value	159,628 123.93 Per SqFt
Agland Value	
Site Improvements	
Total Value	159,628 123.93 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	87.15	Total Misc Impr	+ 2,851
Roofing Adj	+ 3.93	Garage Cost	+ 7,714
Subfloor Adj	+ 0.00	Total RCN	= 153,778
Heat/Cool Adj	+ 10.30	Depreciation (14%)	- 21,529
Plumbing Adj	+ 9.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 132,249
Adj Base Cost	= 111.19	Lot Value	+ 27,379
Total Area	x 1,288	Indicated Value	= 159,628
Adjusted Cost	= 143,213	Value Per SqFt	123.93

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	116515	10x4		40	21.17		847
PATO	Slab Porch - Open	116516	22x10		220	9.11		2,004



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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/SI	1,288	1.000	1,288
2	G	1		13	Attached Garage	280	1.000	280
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	Open Slab	220	1.000	220
Total Building Area						1,288		1,288



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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		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						