



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:58:39  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005002 <b>Parcel ID</b> 000000-00-0-00468-011-0005 <b>Cadastral ID</b> 06-21-15-02210 <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> 345076 MEGEE, TIMOTHY MAX & HILLARY  11891 N 194TH E AVE COLLINSVILLE OK 74021-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 11891 N 194TH E AVE <b>Subdivision</b> LOOKING GLASS ESTATE <b>Lot/Block</b> 0005 / 0011 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 21 / 15 / 5 <b>Neighborhood</b> 1014 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32636247 -95.75629393 LOT 5 BLOCK 11 LOOKING GLASS ESTATES					<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>6578</td> <td>NEW HOME R3</td> <td>01/2001</td> <td>01/2003</td> <td>40,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6578	NEW HOME R3	01/2001	01/2003	40,000																																																																																																						
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Date 04/17/2026  
Time 01:58:39  
Page 2

Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2000 <b>Non-Ag Acres</b> 0.3333 <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> 14,520.00 x 1.85 = 26,818 <b>Factor Value</b> <b>Adjustments</b> 2.9246 <b>Lot Value</b> 78,433		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,248 / 1,248
<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>	0
<b>Fixture/RghIn</b>	13 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	418 Attached Garage - Unfinished 1 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1980 / 23

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0422\IMG\_0009. 4/25/2022

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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	140,646	112.70	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	166,820		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.03	<b>Total Misc Impr</b>	+ 5,303				
<b>Roofing Adj</b>	+ 4.51	<b>Garage Cost</b>	+ 12,063				
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	= 177,584				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 30%)</b>	- 53,275				
<b>Plumbing Adj</b>	+ 13.22	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 124,309				
<b>Adj Base Cost</b>	= 128.38	<b>Lot Value</b>	+ 78,433				
<b>Total Area</b>	x 1,248	<b>Indicated Value</b>	= 202,742				
<b>Adjusted Cost</b>	= 160,218	<b>Value Per SqFt</b>	162.45				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	124,309		
<b>Lot Value</b>	78,433		
<b>Indicated Value</b>	202,742	162.45	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	202,742	162.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12710	160		160	23.72		3,795
PATO	SLAB PORCH - OPEN	12711	12x12		144	10.47		1,508



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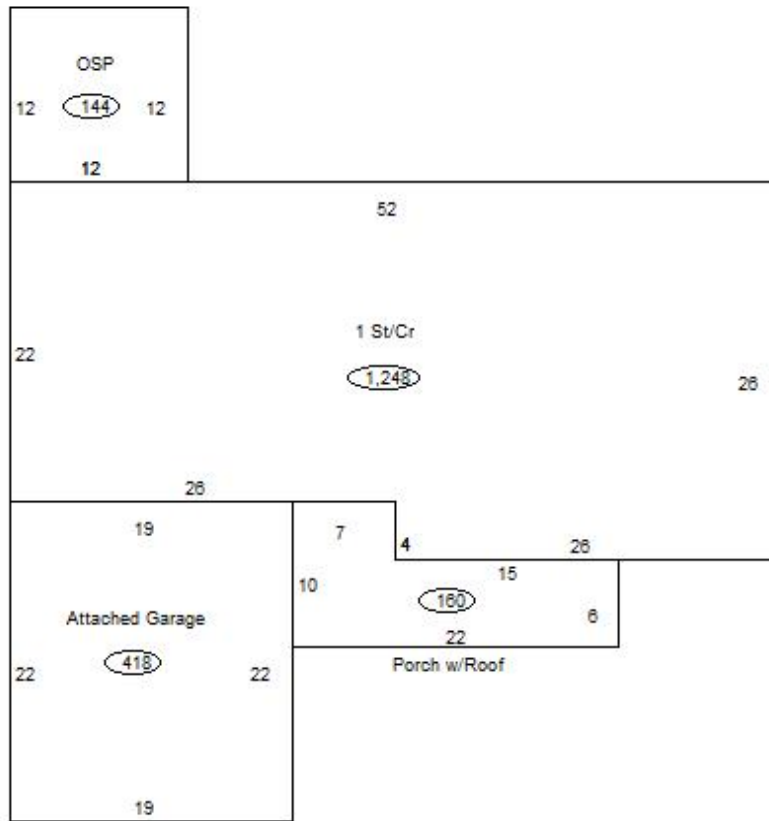
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Date 04/17/2026  
 Time 01:58:39  
 Page 3

Sketch Image

660005002



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,248	1.000	1,248
2	G	1		13	Attached Garage	418	1.000	418
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PATO		13	Open Slab	144	1.000	144
<b>Total Building Area</b>						1,248		1,248



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Page 4

660005002

### 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 )						