



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 15:40:42
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Assessment Data					Primary Image														
Account 660005010 Parcel ID 000000-00-0-00468-012-0003 Cadastral ID 06-21-15-02290 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334211 JUAREZ, DEYSI BEATRIZ VELARDE 12021 N 194TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12021 N 194TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0003 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0422\IMG_0030. 4/26/2022</p>														
Legal Description Lat/Long: 36.32868842 -95.75613014																			
LOT 3 BLOCK 12 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>R12</td> <td>R12 NEW HOUSE</td> <td>10/2006</td> <td>05/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	R12 NEW HOUSE	10/2006	05/2011	
Number	Description	Opened	Closed	Amount															
R12	R12 NEW HOUSE	10/2006	05/2011																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
HV	Veteran	No	999,999		/	COUSIMANO, JOSEPH III &	04/13/2021	135,000	YES										
					/	VINES PROPERTIES INC	09/01/2018	0	12										
					2505/20	DYE, LOREN	09/09/2015	0	4										
					2268/732	VINES PROPERTIES INC	08/29/2011	0											
					2012/104	R & H HOUSE MOVERS LLC	03/12/2009	70,000	11										
					1753/299	HAUSNER, ROQUE JON &	01/26/2006	0											
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2022	Land Value	28,013	28,013	11%	3,081	Assessed	9,220	1,000.72										
Year Frozen	0	Improvements	55,809	55,809		6,139	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	83,822	83,822		9,220	Total Taxable	9,220	1,001.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005010	JUAREZ, DEYSI BEATRIZ VELARDE			7	82,444	0	9,068	984.00										
2024	2024-660005010	JUAREZ, DEYSI BEATRIZ VELARDE			7	90,496	0	9,955	1,098.00										
2023	2023-660005010	JUAREZ, DEYSI BEATRIZ VELARDE			7	135,000	0	14,850	1,604.00										
2022	2022-660005010	JUAREZ, DEYSI BEATRIZ VELARDE			7	135,000	0	14,850	1,667.00										
2021	2021-660005010	JUAREZ, DEYSI BEATRIZ VELARDE			7	67,709	0	7,448	827.00										
2020	2020-660005010	VINES PROPERTIES INC			7	68,886	0	7,577	840.00										
2019	2019-660005010	VINES PROPERTIES INC			7	66,075	0	7,268	807.00										
2018	2018-660005010	VINES PROPERTIES INC			7	65,443	0	7,199	773.00										
2017	2017-660005010	VINES PROPERTIES INC			7	64,961	0	7,146	774.00										
2016	2016-660005010	VINES PROPERTIES INC			7	87,184	0	9,590	1,040.00										
2015	2015-660005010	DYE, LOREN			7	90,561	8902		127.00										
2014	2014-660005010	DYE, LOREN			7	93,098	8643		123.00										
2013	2013-660005010	DYE, LOREN			7	94,948	8392		120.00										



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3505		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	15,267.00 x 1.83 = 28,013		
Factor Value			
Adjustments	1.0000		
Lot Value	28,013		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1950 / 57

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	72,475 50.33 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	95,850 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	55,809
Lot Value	28,013
Indicated Value	83,822 58.21 Per SqFt
Agland Value	
Site Improvements	
Total Value	83,822 58.21 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.74	Total Misc Impr	+ 1,183
Roofing Adj	+ 4.01	Garage Cost	+
Subfloor Adj	+ 2.38	Total RCN	= 159,453
Heat/Cool Adj	+ 10.30	Depreciation (65%)	- 103,644
Plumbing Adj	+ 3.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 55,809
Adj Base Cost	= 109.91	Lot Value	+ 28,013
Total Area	x 1,440	Indicated Value	= 83,822
Adjusted Cost	= 158,270	Value Per SqFt	58.21

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12727	14x4		56	21.12		1,183



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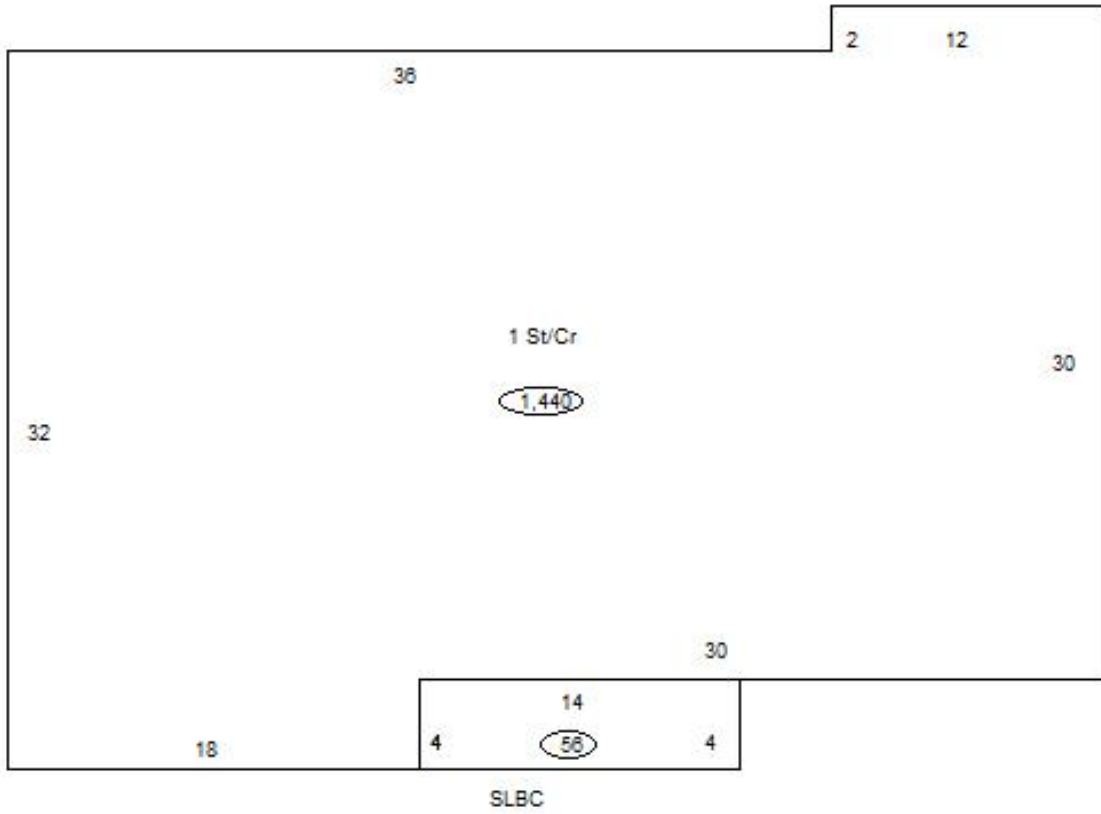
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Sketch Image

660005010



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,440	1.000	1,440
2	M	PRCH		10	SLBC	56	1.000	56
Total Building Area						1,440		1,440