



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660005017 <b>Parcel ID</b> 000000-00-0-00468-013-0001 <b>Cadastral ID</b> 06-21-15-02360 <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> 312873 KOSCHESKI, RONALD  12225 N 194TH E AVE COLLINSVILLE OK 74021-6517  <b>Parcel Location</b> <b>Situs</b> 12215 N 194TH E AVE <b>Subdivision</b> LOOKING GLASS ESTATE <b>Lot/Block</b> 0001 / 0013 <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					<p>\\tsclient\A\TOMMY DUNLAP\New folder (319)\IMG_0004.JPG 1/2/2024</p>														
<b>Legal Description</b> Lat/Long: 36.33058979 -95.75625324																			
LOT 1 BLOCK 13 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>R20</td> <td>R21- NEW 911 ADDRESS</td> <td>10/2020</td> <td>01/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21- NEW 911 ADDRESS	10/2020	01/2021	
Number	Description	Opened	Closed	Amount															
R20	R21- NEW 911 ADDRESS	10/2020	01/2021																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	KOSCHESKI, RON & SHELNUT, TERRY S	02/01/2018	0	4										
					2482/655	SHELNUT, TERRY S	06/26/2015	7,500	19										
					1028/264	GEIBART, L E	06/10/1996	775	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>										
<b>Remove Cap</b>	2016	<b>Land Value</b>	27,517	27,517	11%	3,027	<b>Assessed</b>	7,200	781.47										
<b>Year Frozen</b>	0	<b>Improvements</b>	60,790	37,937		4,173	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	88,307	65,454		7,200	<b>Total Taxable</b>	7,200	781.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660005017	KOSCHESKI, RONALD			7	79,245	0	6,857	745.00										
2024	2024-660005017	KOSCHESKI, RONALD			7	83,646	0	6,531	720.00										
2023	2023-660005017	KOSCHESKI, RON			7	56,543	0	6,220	672.00										
2022	2022-660005017	KOSCHESKI, RON			7	60,682	0	6,291	706.00										
2021	2021-660005017	KOSCHESKI, RON			7	61,052	0	5,991	666.00										
2020	2020-660005017	KOSCHESKI, RON			7	55,330	0	5,705	632.00										
2019	2019-660005017	KOSCHESKI, RON			7	20,000	0	1,733	193.00										
2018	2018-660005017	KOSCHESKI, RON &			7	15,000	0	1,650	178.00										
2017	2017-660005017	KOSCHESKI, RON &			7	15,000	0	1,650	179.00										
2016	2016-660005017	KOSCHESKI, RON &			7	15,000	0	1,650	179.00										
2015	2015-660005017	KOSCHESKI, RON &			7	20,000	0	309	33.00										
2014	2014-660005017	SHELNUT, TERRY S			7	20,000	0	295	32.00										
2013	2013-660005017	SHELNUT, TERRY S			7	25,000	0	281	30.00										



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3434		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	14,957.00 x 1.84 = 27,517		
Factor Value			
Adjustments	1.0000		
Lot Value	27,517		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	1 / /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	174,868	Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables		
Indicated Value		

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	27,517
Indicated Value	27,517
Agland Value	0.00
Site Improvements	60,790
Total Value	88,307
	0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 27,517
Total Area	x 0	Indicated Value	= 27,517
Adjusted Cost	= 0	Value Per SqFt	0.00

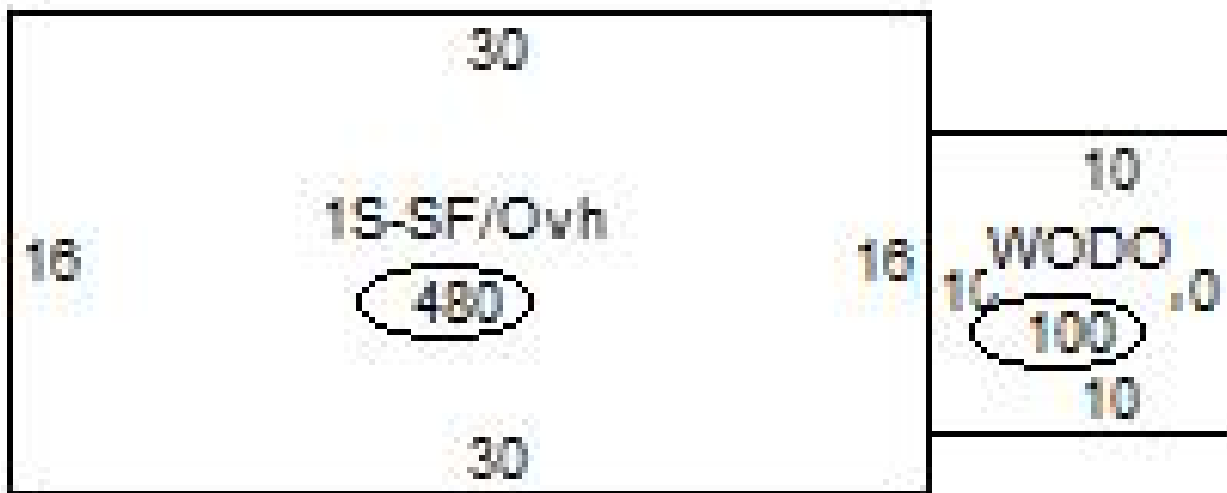
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Sketch Image

660005017

LIVING AREA OVER GARAGE



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Overhang	20	1S-SF/Ovh	480	1.000	480
2	M	WODO		20	WODO	100	1.000	100
3	N	0		20	LIVING AREA OVER GARAGE		0.000	
<b>Total Building Area</b>						480		480



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x10	Concrete	Formed Metal	1,200	
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6			
	Residential Living Area		Area	480		26,698	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (29.51 x 1,200)		35,412	26,698	62,110	6,832	55,278	
	PERG	Pergola	14x6x84			84	
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (15.00 x 84)		1,260		1,260	176	1,084
	PRCH	Slab Porch - Covered	13x5x0			65	
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 6			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (26.73 x 65)		1,737		1,737	573	1,164
	BALW	Balcony - Wood	10x10x0			100	
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2018	<b>Eff Age</b> 4			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (28.08 x 100)		2,808		2,808	281	2,527
	BARN	Barn	16x20x10			320	
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 0	<b>Eff Age</b> 1520			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (11.51 x 320)		3,683		3,683	2,946	737