




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 11:48:43
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Assessment Data					Primary Image																																																																																																																				
Account 660005018 Parcel ID 000000-00-0-00468-013-0002 Cadastral ID 06-21-15-02370 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 312873 KOSCHESKI, RONALD 12225 N 194TH E AVE COLLINSVILLE OK 74021-6517 Parcel Location Situs 12225 N 194TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0002 / 0013 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-05-22 05-22-18\05-22-18 064.JPG 5/23/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.33086018 -95.75632236 LOT 2 BLOCK 13 LOOKING GLASS ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3913 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,045.00 x 1.81 = 30,858 Factor Value Adjustments 1.0000 Lot Value 30,858		 <p>C:\Users\RLN\Pictures\2018-05-22 05-22-18\05-22-18 064.JPG 5/23/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,960 / 2,325
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,960
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	242,520	104.31	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.49	Total Misc Impr	+ 19,527				
Roofing Adj	+ 3.98	Garage Cost	+ 0				
Subfloor Adj	+ -1.86	Total RCN	= 293,691				
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 23,495				
Plumbing Adj	+ 6.67	Lump Sums	+ 7,510				
Basement Adj	+ 0.00	RCNLD	= 277,706				
Adj Base Cost	= 117.92	Lot Value	+ 30,858				
Total Area	x 2,325	Indicated Value	= 308,564				
Adjusted Cost	= 274,164	Value Per SqFt	132.72				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	277,706		
Lot Value	30,858		
Indicated Value	308,564	132.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	308,564	132.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	125723	27x12		324	25.91		8,395
PRCH	SLAB PORCH - COVERED	125724	30x7		210	26.27		5,517
WODO	Wood Deck - Open	153433	41x12		492	16.96	10%	7,510



Rogers

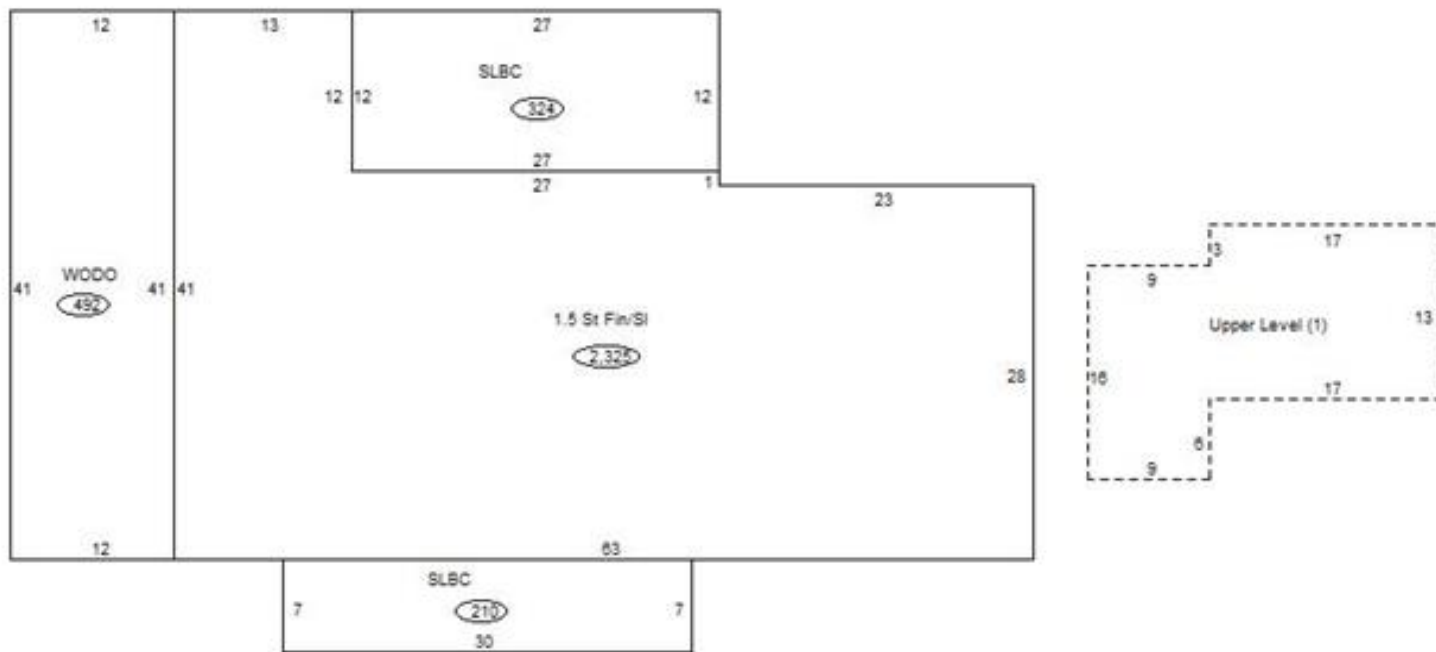
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Sketch Image

660005018



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,960	1.186	2,325
2	U	^UL		13	Upper Level (1)	365	1.000	365
3	M	PRCH		13	SLBC	324	1.000	324
4	M	PRCH		13	SLBC	210	1.000	210
5	M	WODO		13	WODO	492	1.000	492
Total Building Area						1,960		2,325