



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 14:33:45  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005026 <b>Parcel ID</b> 000000-00-0-00468-015-0004 <b>Cadastral ID</b> 06-21-15-02450 <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> 264600 CUMMINGS, SYLESTER L &  ANGELINE M CUMMINGS-TRUST 12107 N 193RD E AVE COLLINSVILLE OK 74021-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 12107 N 193RD E AVE <b>Subdivision</b> LOOKING GLASS ESTATE <b>Lot/Block</b> 0004 / 0015 <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> Lot/Long: 36.32948551 -95.75758797					<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>6114</td> <td>DET GARAGE</td> <td>01/2000</td> <td>07/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6114	DET GARAGE	01/2000	07/2001																																																																																																							
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Date 04/17/2026  
Time 14:33:45  
Page 2

Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3359	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,633.00 x 1.85 = 26,999	
Factor Value		
Adjustments	1.0000	
Lot Value	26,999	

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	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 22

Cost Approach		Manual : 01/2025	
Base Cost	85.11	Total Misc Impr	+ 6,260
Roofing Adj	+ 3.84	Garage Cost	+
Subfloor Adj	+ 2.26	Total RCN	= 165,078
Heat/Cool Adj	+ 10.30	Depreciation ( 31%)	- 51,174
Plumbing Adj	+ 8.78	Lump Sums	+ 2,046
Basement Adj	+ 0.00	RCNLD	= 115,950
Adj Base Cost	= 110.29	Lot Value	+ 26,999
Total Area	x 1,440	Indicated Value	= 142,949
Adjusted Cost	= 158,818	Value Per SqFt	99.27



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0422\IMG\_0057. 4/26/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	115,395 80.14 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	153,780 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	115,950
Lot Value	26,999
Indicated Value	142,949 99.27 Per SqFt
Agland Value	
Site Improvements	
Total Value	142,949 99.27 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	12745	20x4		80	21.04		1,683
WODO	WOOD DECK - OPEN	12746	18x12		216	18.94	50%	2,046



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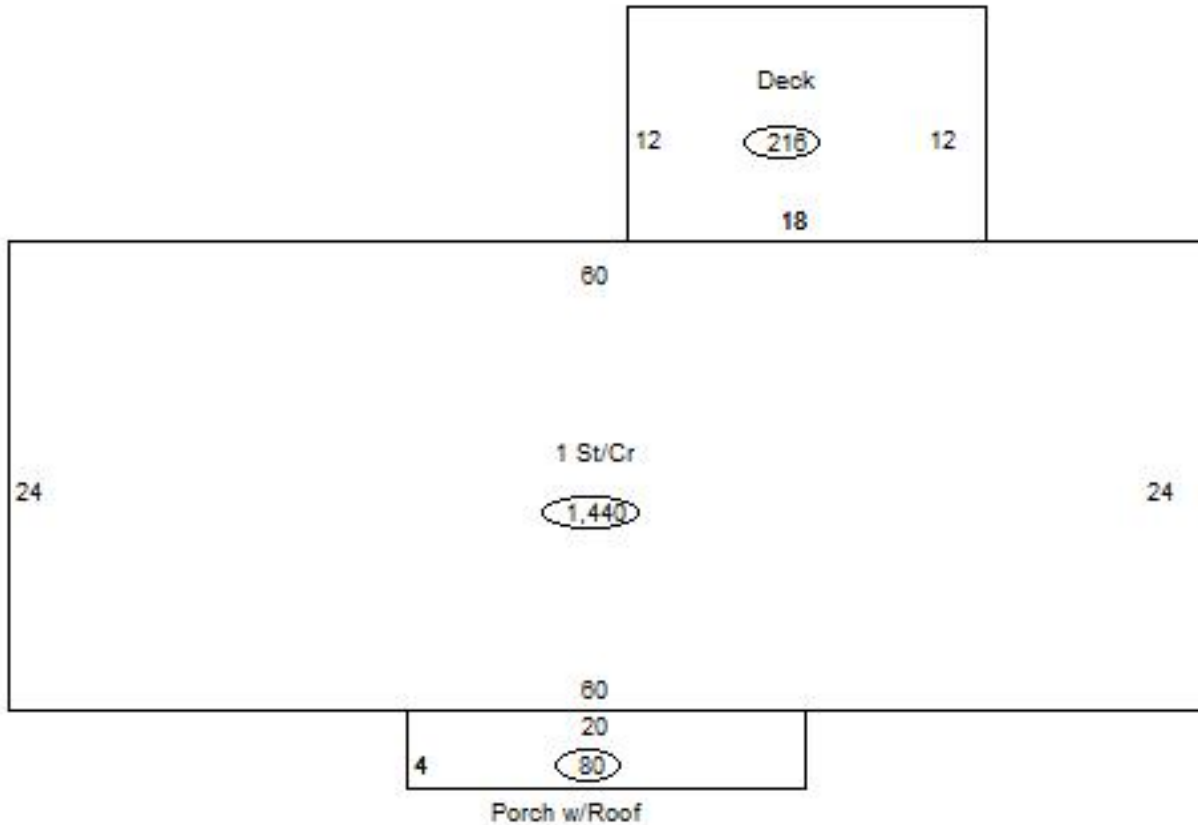
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 Time 14:33:45  
 Page 3

### Sketch Image

660005026



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,440	1.000	1,440
2	M	PRCH		13	SLBC	80	1.000	80
3	M	WODO		13	WODO	216	1.000	216
<b>Total Building Area</b>						1,440		1,440



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Page 4

660005026

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
<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 )						