



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
Account 660005028 Parcel ID 000000-00-0-00468-015-0006 Cadastral ID 06-21-15-02470 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 347082 ARMBRISTER, ALEX &/OR JOY 66551 S 320 RD CHOUTEAU OK 74337-0000 Parcel Location Situs 12047 N 193RD E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0006 / 0015 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																							
Legal Description Lot/Long: 36.32899025 -95.75758380																																							
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>9874</td> <td>R7 FOR NEW SFR</td> <td>01/2006</td> <td>12/2006</td> <td>125,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9874	R7 FOR NEW SFR	01/2006	12/2006	125,000																				
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Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																														
Remove Cap	2026	Land Value	26,711	26,711	11%	2,938	Assessed	30,970	3,361.42																														
Year Frozen	0	Improvements	254,835	254,835		28,032	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID	0	Total Value	281,546	281,546		30,970	Total Taxable	30,970	3,361.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660005028	ARMBRISTER, ALEX &/OR			7	274,486	1000	24,629	2,684.00																														
2024	2024-660005028	CUMMINGS, CLIFFORD A			7	294,370	1000	23,883	2,649.00																														
2023	2023-660005028	CUMMINGS, CLIFFORD A			7	242,311	1000	23,158	2,515.00																														
2022	2022-660005028	CUMMINGS, CLIFFORD A			7	244,863	1000	22,454	2,535.00																														
2021	2021-660005028	CUMMINGS, CLIFFORD A			7	207,448	1000	21,771	2,431.00																														
2020	2020-660005028	CUMMINGS, CLIFFORD A			7	205,858	1000	21,108	2,355.00																														
2019	2019-660005028	CUMMINGS, CLIFFORD A			7	195,129	1000	20,464	2,285.00																														
2018	2018-660005028	CUMMINGS, CLIFFORD A			7	195,396	1000	20,494	2,215.00																														
2017	2017-660005028	CUMMINGS, CLIFFORD A			7	193,685	1000	20,305	2,214.00																														
2016	2016-660005028	CUMMINGS, CLIFFORD A			7	188,318	1000	19,715	2,152.00																														
2015	2015-660005028	CUMMINGS, CLIFFORD A			7	186,934	1000	19,563	2,149.00																														
2014	2014-660005028	CUMMINGS, CLIFFORD A			7	190,277	1000	19,774	2,190.00																														
2013	2013-660005028	CUMMINGS, CLIFFORD A			7	183,355	1000	19,169	2,084.00																														



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3318		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,453.00 x 1.85 = 26,711		
Factor Value			
Adjustments	1.0000		
Lot Value	26,711		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,026 / 2,254
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,026
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	716 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	286,399	127.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	311,680		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.70	Total Misc Impr	+ 12,746				
Roofing Adj	+ 4.21	Garage Cost	+ 21,344				
Subfloor Adj	+ -1.96	Total RCN	= 303,375				
Heat/Cool Adj	+ 12.64	Depreciation (16%)	- 48,540				
Plumbing Adj	+ 6.88	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 254,835				
Adj Base Cost	= 119.47	Lot Value	+ 26,711				
Total Area	x 2,254	Indicated Value	= 281,546				
Adjusted Cost	= 269,285	Value Per SqFt	124.91				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	254,835		
Lot Value	26,711		
Indicated Value	281,546	124.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	281,546	124.91	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	12750	22x9		198	26.31		5,209
PRCH	SLAB PORCH - COVERED	12751	72		72	26.70		1,922



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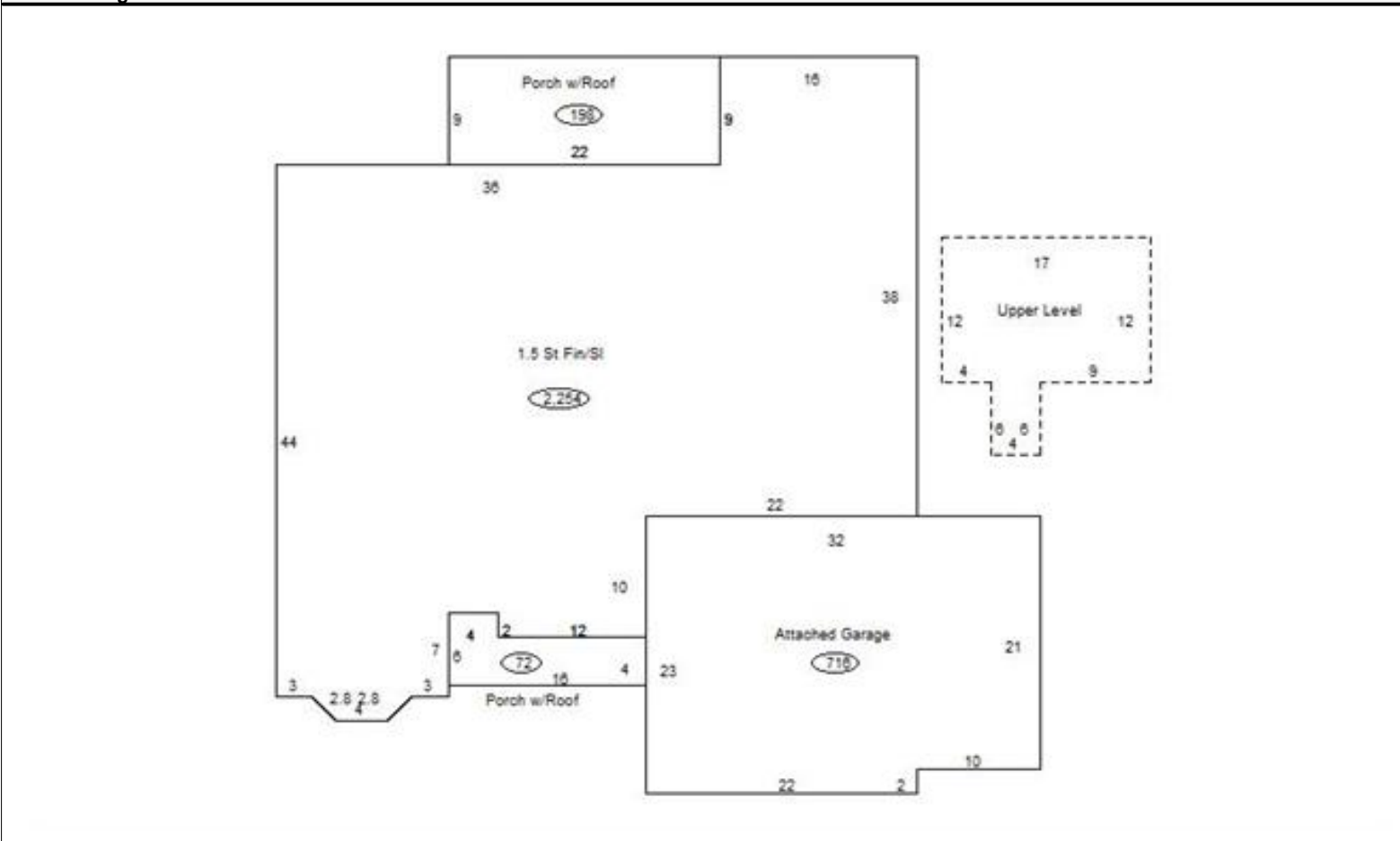
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Sketch Image

660005028



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/SI	2,026	1.113	2,254
2	U	^UL	Overhang	13	Upper Level	228	1.000	228
3	G	1		13	Attached Garage	716	1.000	716
4	M	PRCH		13	SLBC	198	1.000	198
5	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						2,026		2,254