




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 660005035 Parcel ID 000000-00-0-00468-015-0013 Cadastral ID 06-21-15-02540 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 109234 PAYNE, LAVERN EUGENE 12024 N 194TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12024 N 194TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0013 / 0015 Parcel Size 2 - 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_0078. 4/26/2022</p>														
Legal Description Lat/Long: 36.32882670 -95.75691677																			
LOTS 12 & 13 BLOCK 15 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	0		Land Value 50,191	14,893	11%	1,638	Assessed	5,493	596.20										
Year Frozen	2017		Improvements 118,095	35,042		3,855	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0		Total Value 168,286	49,935		5,493	Total Taxable	4,493	499.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005035	PAYNE, LAVERN EUGENE			7	163,824	1000	4,493	498.00										
2024	2024-660005035	PAYNE, LAVERN EUGENE			7	183,549	1000	4,493	510.00										
2023	2023-660005035	PAYNE, LAVERN EUGENE &			7	142,192	1000	4,493	499.00										
2022	2022-660005035	PAYNE, LAVERN EUGENE &			7	144,153	1000	4,493	518.00										
2021	2021-660005035	PAYNE, LAVERN EUGENE &			7	174,136	1000	4,493	513.00										
2020	2020-660005035	PAYNE, LAVERN EUGENE &			7	173,468	1000	4,493	512.00										
2019	2019-660005035	PAYNE, LAVERN EUGENE &			7	169,267	1000	4,493	512.00										
2018	2018-660005035	PAYNE, LAVERN EUGENE &			7	164,120	1000	4,493	496.00										
2017	2017-660005035	PAYNE, LAVERN EUGENE &			7	147,891	1000	4,333	484.00										
2016	2016-660005035	PAYNE, LAVERN EUGENE &			7	143,759	1000	4,178	467.00										
2015	2015-660005035	PAYNE, LAVERN EUGENE &			7	145,354	1000	4,027	454.00										
2014	2014-660005035	PAYNE, LAVERN EUGENE &			7	148,236	1000	3,881	441.00										
2013	2013-660005035	PAYNE, LAVERN EUGENE &			7	147,614	1000	3,739	418.00										



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count	0		
Units Buildable	2		
Non-Ag Acres	0.6687		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	29,128.00 x 1.72 = 50,191		
Factor Value			
Adjustments	1.0000		
Lot Value	50,191		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Frame, Siding, Vinyl 30% Frame, Siding, Woc
Base/Total Area	1,164 / 2,892
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,164
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 40

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	238,902 82.61 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	329,450 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	118,095
Lot Value	50,191
Indicated Value	168,286 58.19 Per SqFt
Agland Value	
Site Improvements	
Total Value	168,286 58.19 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	67.34	Total Misc Impr	+	13,593
Roofing Adj	+ 1.70	Garage Cost	+	15,703
Subfloor Adj	+ 0.00	Total RCN	=	236,190
Heat/Cool Adj	+ 0.76	Depreciation (50%)	-	118,095
Plumbing Adj	+ 1.74	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	118,095
Adj Base Cost	= 71.54	Lot Value	+	50,191
Total Area	x 2,892	Indicated Value	=	168,286
Adjusted Cost	= 206,894	Value Per SqFt		58.19

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12759	24x8		192	20.69		3,972
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	12760	432		432	22.27		9,621



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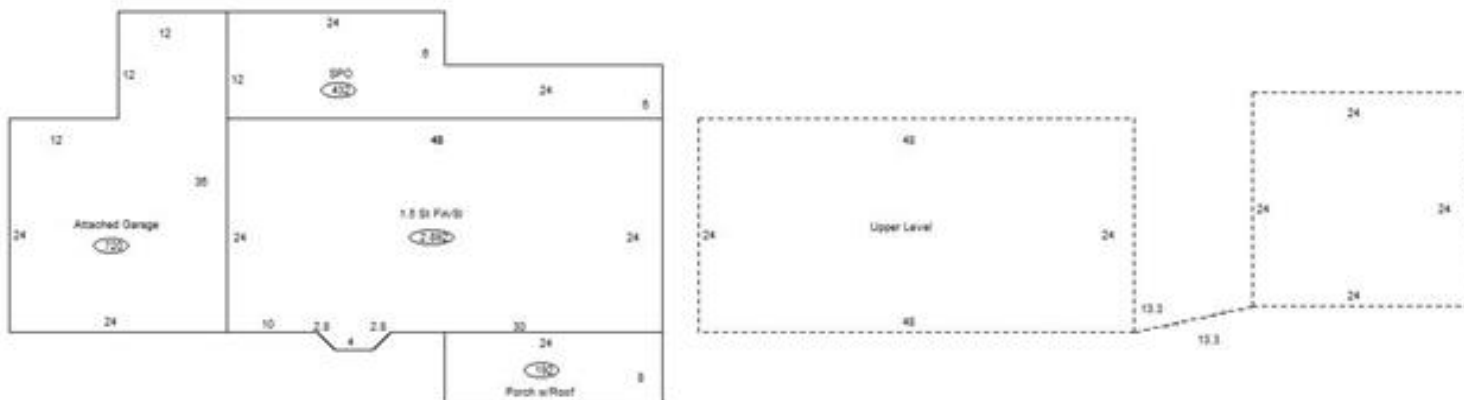
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Sketch Image

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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	1,164	2.485	2,892
2	G	1		13	Attached Garage	720	1.000	720
3	M	PRCH		13	SLBC	192	1.000	192
4	M	EPKS		13	Screen Porch	432	1.000	432
5	U	^UL	Overhang	13	Upper Level	1,728	1.000	1,728
Total Building Area						1,164		2,892



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					