



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 660005039 Parcel ID 000000-00-0-00468-015-0017 Cadastral ID 06-21-15-02580 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 317626 HICKS, BOBBIE JO 12106 N 194TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12106 N 194TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0017 / 0015 Parcel Size 1 - 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_0089. 4/26/2022</p>																																																	
Legal Description Lat/Long: 36.32992496 -95.75687729																																																						
LOT 17 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		2529/721	RYAN, JAMES DANIEL &/OR	08/31/2015	0	4																																													
					2408/845	RYAN, JAMES DANIEL	10/24/1983	25,000	4																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 26,329</td> <td>15,747</td> <td>11%</td> <td>1,732</td> <td>Assessed</td> <td>8,094</td> <td>878.51</td> </tr> <tr> <td>Year Frozen</td> <td>2013</td> <td>Improvements 79,320</td> <td>57,834</td> <td> </td> <td>6,362</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 105,649</td> <td>73,581</td> <td> </td> <td>8,094</td> <td>Total Taxable</td> <td>8,094</td> <td>879.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 26,329	15,747	11%	1,732	Assessed	8,094	878.51	Year Frozen	2013	Improvements 79,320	57,834		6,362	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 105,649	73,581		8,094	Total Taxable	8,094	879.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660005039	HICKS, BOBBIE JO	7	104,778	0	7,709	837.00																																															
2024	2024-660005039	HICKS, BOBBIE JO	7	113,722	0	7,341	810.00																																															
2023	2023-660005039	CAMERON, BOBBIE JO	7	89,748	0	6,992	755.00																																															
2022	2022-660005039	CAMERON, BOBBIE JO	7	90,377	0	6,659	747.00																																															
2021	2021-660005039	CAMERON, BOBBIE JO	7	97,308	0	6,342	705.00																																															
2020	2020-660005039	CAMERON, BOBBIE JO	7	98,045	0	6,040	669.00																																															
2019	2019-660005039	CAMERON, BOBBIE JO	7	93,983	0	5,753	638.00																																															
2018	2018-660005039	CAMERON, BOBBIE JO	7	93,725	0	5,478	588.00																																															
2017	2017-660005039	CAMERON, BOBBIE JO	7	92,966	0	5,218	566.00																																															
2016	2016-660005039	CAMERON, BOBBIE JO	7	90,664	0	4,970	539.00																																															
2015	2015-660005039	RYAN, JAMES DANIEL &/OR	7	92,798	1000	3,733	422.00																																															
2014	2014-660005039	RYAN, JAMES DANIEL &/OR	7	98,096	1000	3,733	425.00																																															
2013	2013-660005039	RYAN, JAMES DANIEL	7	99,648	1000	3,732	418.00																																															



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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3267	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,232.00 x 1.85 = 26,329	
Factor Value		
Adjustments	1.0000	
Lot Value	26,329	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air 100% Forced Air Furr
Roof Cover	1 Composition Shingle
Area on Slab	1,288
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 42

Cost Approach		Manual : 01/2025	
Base Cost	95.98	Total Misc Impr	+ 4,210
Roofing Adj	+ 3.93	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 165,249
Heat/Cool Adj	+ 15.31	Depreciation (52%)	- 85,929
Plumbing Adj	+ 9.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 79,320
Adj Base Cost	= 125.03	Lot Value	+ 26,329
Total Area	x 1,288	Indicated Value	= 105,649
Adjusted Cost	= 161,039	Value Per SqFt	82.03



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	93,825	72.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	35,490		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	79,320		
Lot Value	26,329		
Indicated Value	105,649	82.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	105,649	82.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	12765	12x4		48	10.24		492
PRCH	Slab Porch - Covered	153435	12x10		120	20.92		2,510
PATO	Slab Porch - Open	153436	12x10		120	10.07		1,208



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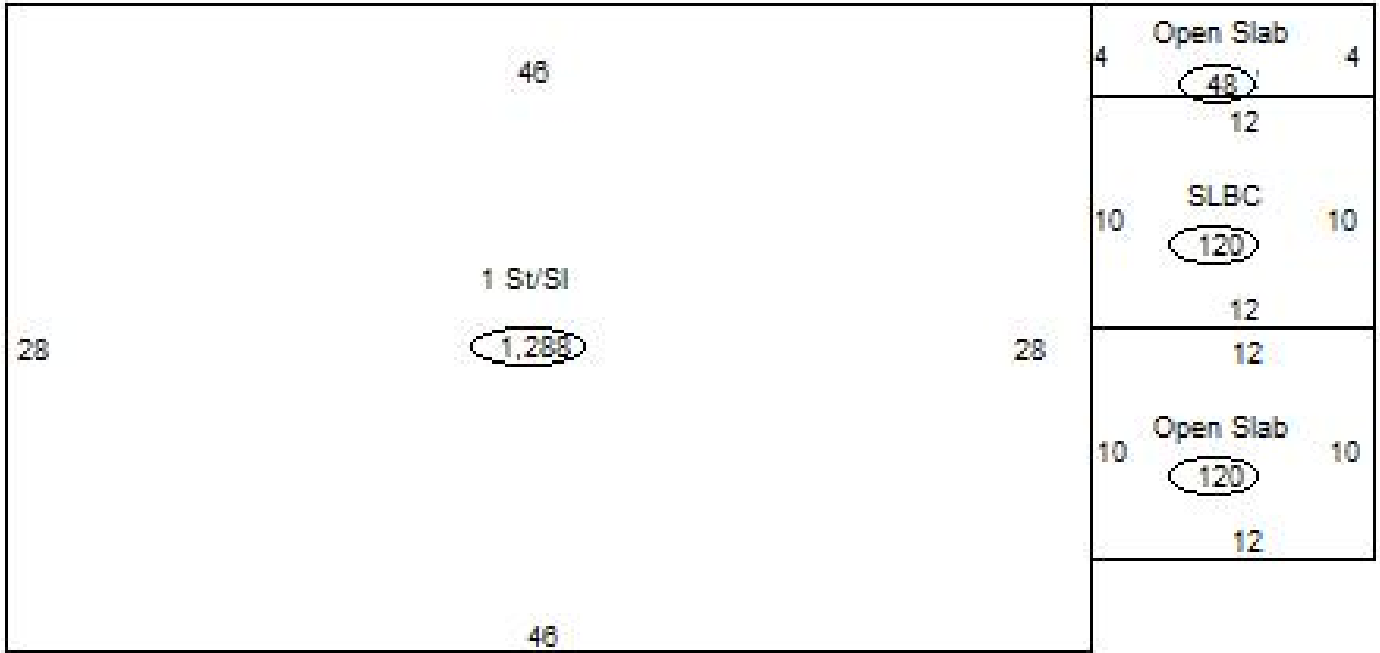
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,288	1.000	1,288
2	M	PATO		13	Open Slab	48	1.000	48
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,288		1,288



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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)						