




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:28:04
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Assessment Data					Primary Image				
Account	660005041				 <p>660005041_001.JPG 9/4/2024</p>				
Parcel ID	000000-00-0-00468-016-0001								
Cadastral ID	06-21-15-02600								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	345632								
RYAN, MATTHEW & SIERRA									
19390 E 120TH ST N COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	19390 E 120TH ST N								
Subdivision	LOOKING GLASS ESTATE								
Lot/Block	0001 / 0016	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 21 / 15 / 5								
Neighborhood	1014 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32782327 -95.75697333									
Building Permits									
LOT 1 BLOCK 16 LOOKING GLASS ESTATES									
Number	Description	Opened	Closed	Amount					
R24 087	NEW SFR 1620 SQ FT	04/2024	08/2024	200,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	DAKE PROPERTIES INC	10/11/2024	305,000	YES
					/	SIMMONS, LYNN DALE	05/16/2022	40,000	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2025	Land Value	85,705	85,705	11%	9,428	Assessed	34,336	3,726.76
Year Frozen	0	Improvements	226,437	226,437		24,908	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	312,142	312,142		34,336	Total Taxable	34,336	3,727.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660005041	RYAN, MATTHEW & SIERRA	7	305,000	0	33,550	3,642.00		
2024	2024-660005041	DAKE PROPERTIES INC	7	30,188	0	2,310	255.00		
2023	2023-660005041	DAKE PROPERTIES INC	7	20,000	0	2,200	237.00		
2022	2022-660005041	DAKE PROPERTIES INC	7	20,000	0	435	49.00		
2021	2021-660005041	SIMMONS, ROBERTA &	7	20,000	0	414	46.00		
2020	2020-660005041	SIMMONS, ROBERTA &	7	20,000	0	394	44.00		
2019	2019-660005041	SIMMONS, ROBERTA &	7	20,000	0	376	41.00		
2018	2018-660005041	SIMMONS, ROBERTA &	7	15,000	0	358	38.00		
2017	2017-660005041	SIMMONS, ROBERTA &	7	15,000	0	341	37.00		
2016	2016-660005041	SIMMONS, ROBERTA &	7	15,000	0	325	36.00		
2015	2015-660005041	SIMMONS, ROBERTA &	7	20,000	0	309	33.00		
2014	2014-660005041	SIMMONS, ROBERTA &	7	20,000	0	295	32.00		
2013	2013-660005041	SIMMONS, ROBERTA &	7	25,000	0	281	30.00		




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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3316 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,444.00 x 1.85 = 26,696 Factor Value Adjustments 3.2104 Lot Value 85,705		 <p>660005041_001.JPG 9/4/2024</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	65% Veneer, Masonry 35% Frame, Siding, Wood
Base/Total Area	1,618 / 1,618
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,618
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code Adusted R Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	106.83	Total Misc Impr	+ 3,480	Roofing Adj	+ 4.80	Garage Cost	+ 18,759
Subfloor Adj	+ -2.31	Total RCN	= 231,058	Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 4,621
Plumbing Adj	+ 7.10	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 226,437
Adj Base Cost	= 129.06	Lot Value	+ 85,705	Total Area	x 1,618	Indicated Value	= 312,142
		Value Per SqFt	192.92	Adjusted Cost	= 208,819		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	226,437		
Lot Value	85,705		
Indicated Value	312,142	192.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	312,142	192.92	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	161013	6x6		36	26.82	966
PATC	Patio - Covered	161014	16x8		128	19.64	2,514



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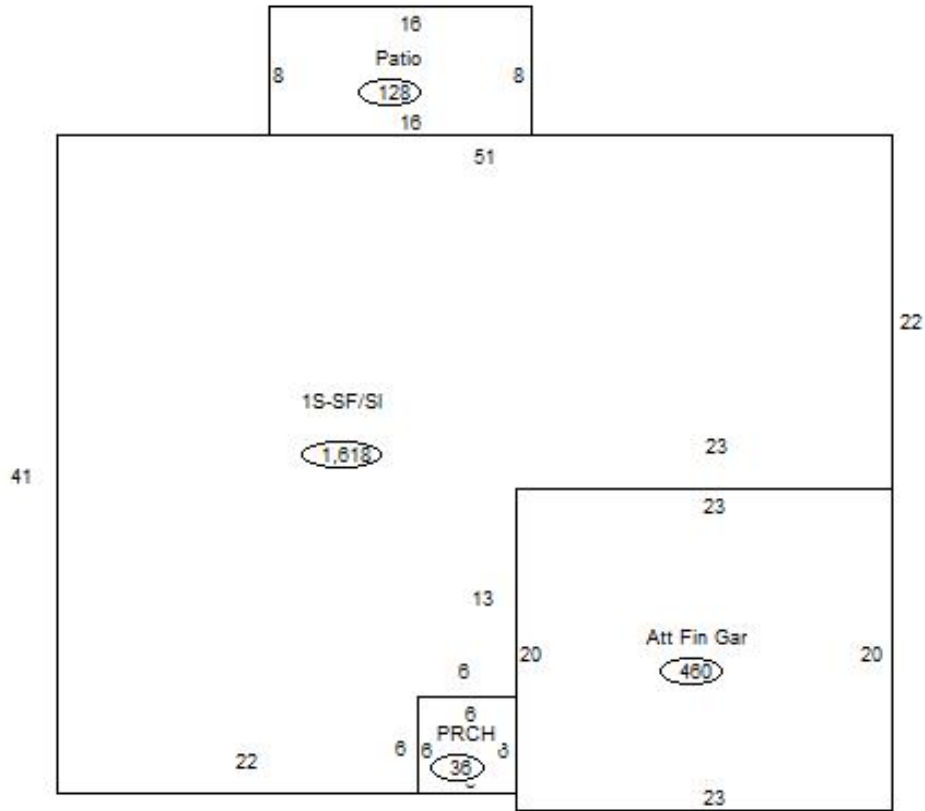
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Sketch Image

660005041



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,618	1.000	1,618
2	G	5		13	Att Fin Gar	460	1.000	460
3	M	PRCH		13	PRCH	36	1.000	36
4	M	PATC		13	Patio	128	1.000	128
Total Building Area						1,618		1,618