



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:56:21
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Assessment Data					Primary Image																																																																																																																				
Account 660005084 Parcel ID 000000-00-0-00471-001-0003 Cadastral ID 06-21-15-03040 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 319435 SMITH, LUKE T & ANASTASIA R 12081 N 195TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12081 N 195TH E AVE Subdivision LOOKING GLASS EXT Lot/Block 0003 / 0001 Parcel Size .74 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32863289 -95.75400985 LOT 3 BLOCK 1 LOOKING GLASS EST EXT; LESS N 75' THEREOF																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1.7273		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	75,240.00 x .90 = 68,092		
Factor Value			
Adjustments	0.4777		
Lot Value	32,528		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,686 / 1,686
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,686
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	205,517	121.90	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	251,500 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.41	Total Misc Impr	+ 12,126
Roofing Adj	+ 4.42	Garage Cost	+ 12,889
Subfloor Adj	+ -1.15	Total RCN	= 229,864
Heat/Cool Adj	+ 11.47	Depreciation (19%)	- 43,674
Plumbing Adj	+ 8.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,190
Adj Base Cost	= 121.50	Lot Value	+ 32,528
Total Area	x 1,686	Indicated Value	= 218,718
Adjusted Cost	= 204,849	Value Per SqFt	129.73

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,190		
Lot Value	32,528		
Indicated Value	218,718	129.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,718	129.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12815	19x5		95	23.97		2,277
PRCH	SLAB PORCH - COVERED	12817	302		302	23.25		7,022
PATO	Slab Porch - Open	143376	31x11		341	8.29		2,827



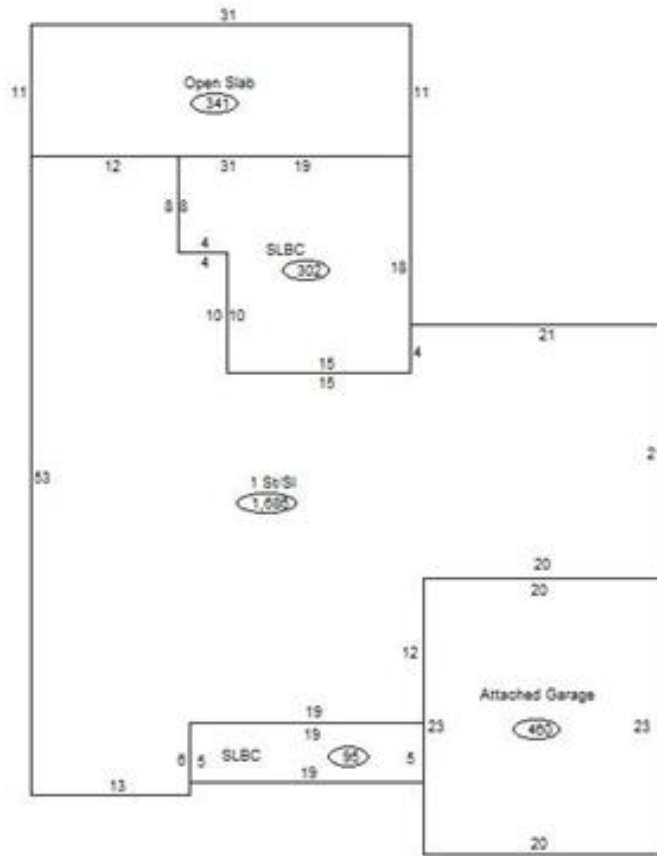
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	460	1.000	460
2	M	PRCH		13	SLBC	95	1.000	95
3	R	1	Slab	13	1 St/SI	1,686	1.000	1,686
4	M	PRCH		13	SLBC	302	1.000	302
5	M	PATO		13	Open Slab	341	1.000	341
Total Building Area						1,686		1,686



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Outbuildings/Site Improvements

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