



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 660005085 Parcel ID 000000-00-0-00471-001-0004 Cadastral ID 06-21-15-03050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 318308 LUTZ, JAMES B 12015 N 195TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12015 N 195TH E AVE Subdivision LOOKING GLASS EXT Lot/Block 0004 / 0001 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: 36.32820318 -95.75402243 N 96.8' OF LOT 4 BLOCK 1 LOOKING GLASS EST EXTENDED.																																																																																				
Exemptions					Building Permits																																																																															
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																													
2025	2025-660005085	LUTZ, JAMES B	7	239,241	0	20,741	2,251.00																																																																													
2024	2024-660005085	LUTZ, JAMES B	7	267,542	0	19,754	2,180.00																																																																													
2023	2023-660005085	LUTZ, JAMES B	7	179,591	0	18,813	2,032.00																																																																													
2022	2022-660005085	LUTZ, JAMES B	7	181,433	0	17,917	2,011.00																																																																													
2021	2021-660005085	LUTZ, JAMES B	7	155,126	0	17,064	1,895.00																																																																													
2020	2020-660005085	LUTZ, JAMES B	7	152,501	0	16,775	1,860.00																																																																													
2019	2019-660005085	LUTZ, JAMES B	7	145,947	0	16,054	1,781.00																																																																													
2018	2018-660005085	LUTZ, JAMES B	7	149,851	0	16,484	1,769.00																																																																													
2017	2017-660005085	LUTZ, JAMES B	7	148,548	0	16,340	1,770.00																																																																													
2016	2016-660005085	LUTZ, JAMES B	7	137,919	0	15,171	1,645.00																																																																													
2015	2015-660005085	DUNCAN, DUSTIN B &	7	134,054	0	14,746	1,609.00																																																																													
2014	2014-660005085	DUNCAN, DUSTIN B &	7	146,645	0	16,131	1,774.00																																																																													
2013	2013-660005085	STARK, ROY L &	7	141,514	0	15,370	1,659.00																																																																													



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.7605		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	33,129.00 x 1.63 = 53,933		
Factor Value			
Adjustments	1.0000		
Lot Value	53,933		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,451 / 1,451
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,451
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 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	
Adusted R	0.8445		
Indicated Value	210,958	145.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	210,400		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.41	Total Misc Impr	+ 4,471				
Roofing Adj	+ 5.02	Garage Cost	+ 15,499				
Subfloor Adj	+ -2.37	Total RCN	= 219,323				
Heat/Cool Adj	+ 12.64	Depreciation (13%)	- 28,512				
Plumbing Adj	+ 10.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 190,811				
Adj Base Cost	= 137.39	Lot Value	+ 53,933				
Total Area	x 1,451	Indicated Value	= 244,744				
Adjusted Cost	= 199,353	Value Per SqFt	168.67				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,811		
Lot Value	53,933		
Indicated Value	244,744	168.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	244,744	168.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12820	8x6		48	26.78		1,285
PRCH	SLAB PORCH - COVERED	12821	20x6		120	26.55		3,186



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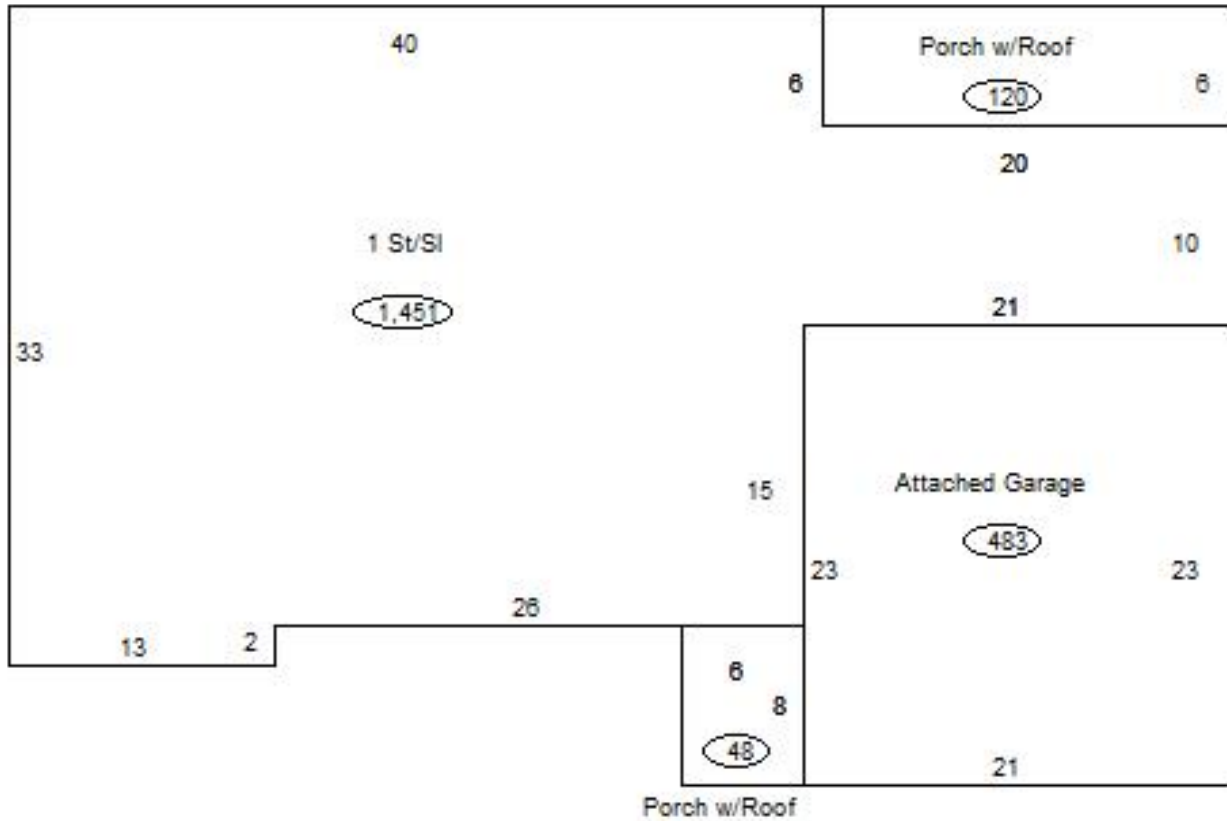
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Sketch Image

660005085



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,451	1.000	1,451
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,451		1,451