



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 16:28:16  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005093 <b>Parcel ID</b> 000000-00-0-00471-002-0003 <b>Cadastral ID</b> 06-21-15-03130 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 313652 LANDERS, TOM II  12144 N 195TH E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12144 N 195TH E AVE <b>Subdivision</b> LOOKING GLASS EXT <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 21 / 15 / 5 <b>Neighborhood</b> 1014 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
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Lat/Long: 36.32966104 -95.75532791 LOT 3 BLOCK 2 LOOKING GLASS EXT.					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.7388 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 32,182.00 x 1.65 = 53,222 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,222		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0426\IMG_0011. 4/28/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	60% Veneer, Masonry 40% Frame, Siding, Wood
<b>Base/Total Area</b>	1,413 / 1,413
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,413
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2008 / 14

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	112.30	<b>Total Misc Impr</b>	+ 4,798
<b>Roofing Adj</b>	+ 5.06	<b>Garage Cost</b>	+ 14,498
<b>Subfloor Adj</b>	+ -2.41	<b>Total RCN</b>	= 215,081
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 18%)</b>	- 38,715
<b>Plumbing Adj</b>	+ 10.97	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 176,366
<b>Adj Base Cost</b>	= 138.56	<b>Lot Value</b>	+ 53,222
<b>Total Area</b>	x 1,413	<b>Indicated Value</b>	= 229,588
<b>Adjusted Cost</b>	= 195,785	<b>Value Per SqFt</b>	162.48

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	202,779	143.51	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	206,080		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	176,366		
<b>Lot Value</b>	53,222		
<b>Indicated Value</b>	229,588	162.48	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	229,588	162.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12831	18x5		90	26.65		2,399
PRCH	SLAB PORCH - COVERED	12832	18x5		90	26.65		2,399



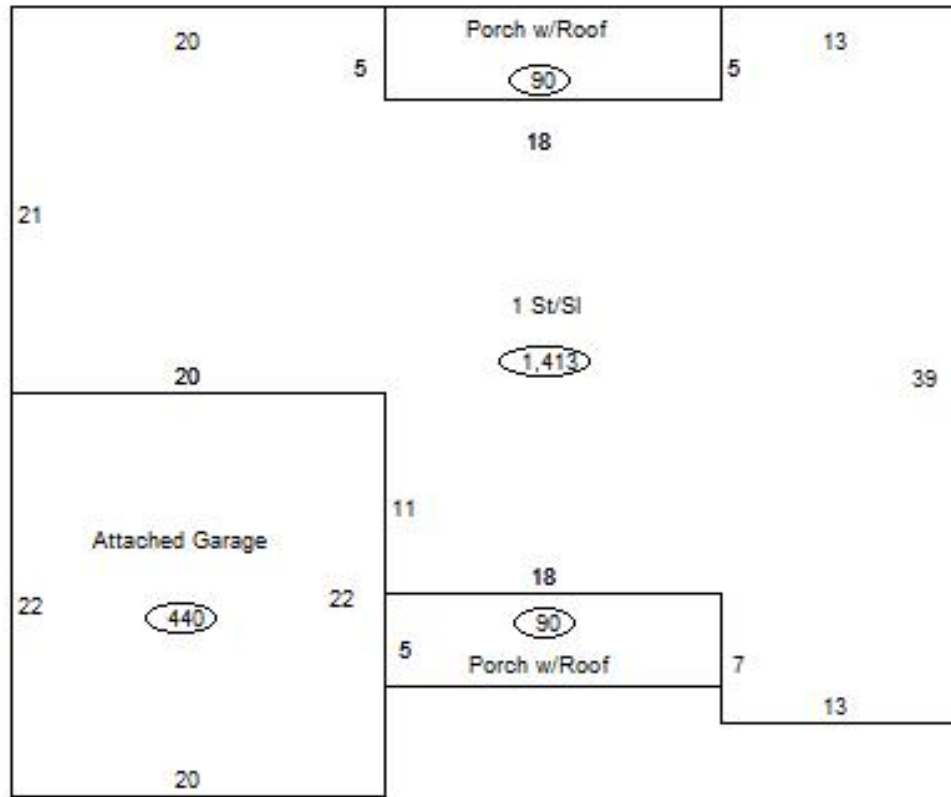
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Sketch Image

660005093



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,413	1.000	1,413
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	90	1.000	90
<b>Total Building Area</b>						1,413		1,413