



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660005096 Parcel ID 000000-00-0-00471-002-0006 Cadastral ID 06-21-15-03160 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 221004 SMITH, LARRY E & LORI A 12904 N 124TH EAST AVE COLLINSVILLE OK 74021-7187 Parcel Location Situs 12074 N 195TH E AVE Subdivision LOOKING GLASS EXT Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32893496 -95.75541278 LOT 6 BLOCK 2 LOOKING GLASS EXT.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.6464		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	28,156.00 x 1.73 = 48,635		
Factor Value			
Adjustments	1.0000		
Lot Value	48,635		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,032 / 1,604
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 30

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	140,759 87.75 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	187,530 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	108,949
Lot Value	48,635
Indicated Value	157,584 98.24 Per SqFt
Agland Value	
Site Improvements	9,734
Total Value	167,318 104.31 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	85.25	Total Misc Impr	+	5,309
Roofing Adj	+ 3.13	Garage Cost	+	
Subfloor Adj	+ 0.82	Total RCN	=	176,007
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	70,403
Plumbing Adj	+ 5.75	Lump Sums	+	3,345
Basement Adj	+ 0.00	RCNLD	=	108,949
Adj Base Cost	= 106.42	Lot Value	+	48,635
Total Area	x 1,604	Indicated Value	=	157,584
Adjusted Cost	= 170,698	Value Per SqFt		98.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12838	22x7		154	23.74		3,656
WODO	WOOD DECK - OPEN	12840	10x8		80	26.59	25%	1,595
PATO	Slab Porch - Open	139389	20x8		160	10.33		1,653
WODO	Wood Deck - Open	153474	8x8		64	27.35		1,750



Rogers

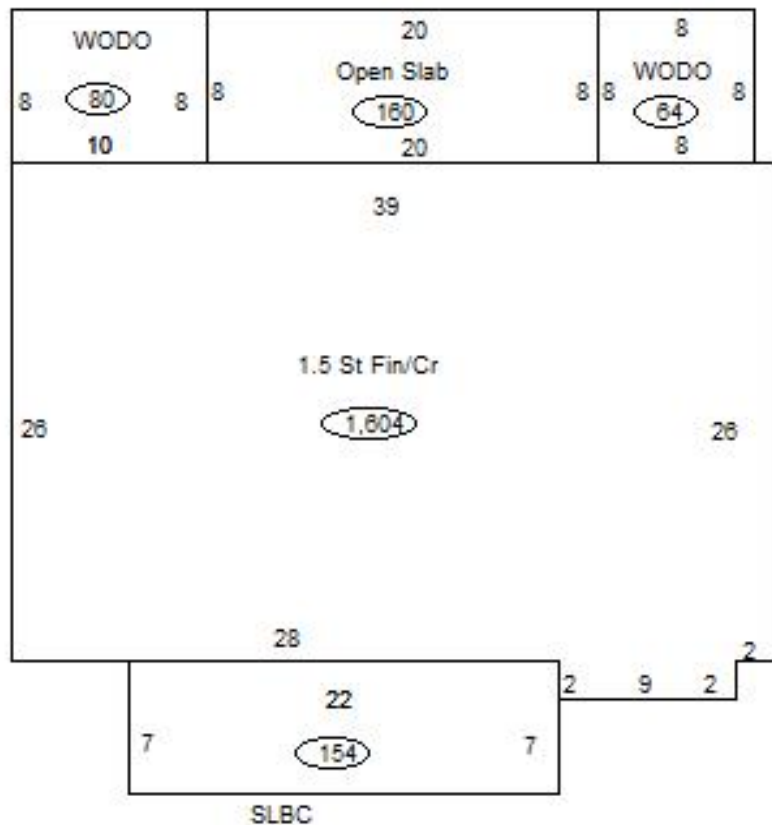
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,032	1.554	1,604
2	M	PRCH		13	SLBC	154	1.000	154
3	U	^UL		13	Upper Level	572	1.000	572
4	M	WODO		13	WODO	80	1.000	80
5	M	PATO		13	Open Slab	160	1.000	160
6	M	WODO		13	WODO	64	1.000	64
Total Building Area						1,032		1,604



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			676
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 676)		10,816	10,816	1,082	9,734
	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)					