



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:59:11
 Page 1

Assessment Data					Primary Image																																																	
Account 660005103 Parcel ID 000000-00-0-00471-003-0004 Cadastral ID 06-21-15-03230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 314222 FRANKLIN, JAMES R & KENDRA L FRANKLIN 11912 N 195TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11912 N 195TH E AVE Subdivision LOOKING GLASS EXT Lot/Block 0004 / 0003 Parcel Size 2 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2019-04-25\IMG_0001.JPG 4/25/2019</p>																																																	
Legal Description Lat/Long: 36.32695222 -95.75537524																																																						
LOT 3 & 4 BLOCK 3 LOOKING GLASS EXT.					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2446/700	FRANKLIN, BRENDA S &	07/02/2014	78,000	4																																													
PD	Add-Homestead	Yes	1,000	1,000																																																		
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 68,246</td> <td>48,746</td> <td>11%</td> <td>5,362</td> <td>Assessed</td> <td>12,278</td> <td>1,332.63</td> </tr> <tr> <td>Year Frozen</td> <td>2024</td> <td>Improvements 88,022</td> <td>62,871</td> <td> </td> <td>6,916</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>2,000</td> <td>-196.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 156,268</td> <td>111,617</td> <td> </td> <td>12,278</td> <td>Total Taxable</td> <td>10,278</td> <td>1,137.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 68,246	48,746	11%	5,362	Assessed	12,278	1,332.63	Year Frozen	2024	Improvements 88,022	62,871		6,916	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	2,000	-196.00	TIF Project ID	0	Total Value 156,268	111,617		12,278	Total Taxable	10,278	1,137.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660005103	FRANKLIN, JAMES R &	7	156,268	2000	10,278	1,137.00																																															
2024	2024-660005103	FRANKLIN, JAMES R &	7	178,921	2000	9,220	1,046.00																																															
2023	2023-660005103	FRANKLIN, JAMES R &	7	99,032	1000	9,894	1,083.00																																															
2022	2022-660005103	FRANKLIN, JAMES R &	7	100,678	1000	10,075	1,145.00																																															
2021	2021-660005103	FRANKLIN, JAMES R &	7	106,919	1000	10,611	1,193.00																																															
2020	2020-660005103	FRANKLIN, JAMES R &	7	107,883	1000	10,272	1,153.00																																															
2019	2019-660005103	FRANKLIN, JAMES R &	7	102,820	1000	9,944	1,117.00																																															
2018	2018-660005103	FRANKLIN, JAMES R &	7	132,539	0	10,626	1,141.00																																															
2017	2017-660005103	FRANKLIN, JAMES R &	7	131,457	0	10,120	1,097.00																																															
2016	2016-660005103	FRANKLIN, JAMES R &	7	128,136	0	9,638	1,045.00																																															
2015	2015-660005103	FRANKLIN, JAMES R &	7	125,572	0	9,179	1,001.00																																															
2014	2014-660005103	FRANKLIN, BRENDA S &	7	126,578	1000	7,742	866.00																																															
2013	2013-660005103	FRANKLIN, BRENDA S &	7	125,487	1000	7,488	822.00																																															



Rogers

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Date 04/17/2026
Time 01:59:11
Page 2

Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	76,012.00 x .90 = 68,246		
Factor Value			
Adjustments	1.0000		
Lot Value	68,246		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,188 / 2,052
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,188
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 45

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	128,391 62.57 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	153,630 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	88,022
Lot Value	68,246
Indicated Value	156,268 76.15 Per SqFt
Agland Value	
Site Improvements	
Total Value	156,268 76.15 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	76.43	Total Misc Impr	+ 4,277
Roofing Adj	+ 2.48	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 195,605
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 107,583
Plumbing Adj	+ 4.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 88,022
Adj Base Cost	= 93.24	Lot Value	+ 68,246
Total Area	x 2,052	Indicated Value	= 156,268
Adjusted Cost	= 191,328	Value Per SqFt	76.15

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12855	15x8		120	20.92		2,510
PRCH	SLAB PORCH - COVERED	12856	84		84	21.03		1,767



Rogers

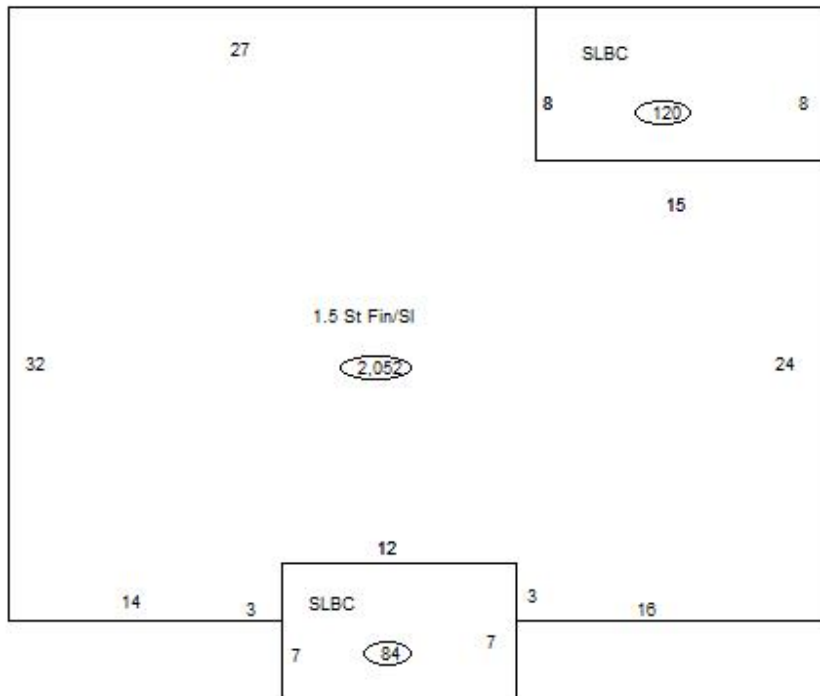
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Date 04/17/2026
 Time 01:59:11
 Page 3

Sketch Image

660005103



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,188	1.727	2,052
2	M	PRCH		10	SLBC	120	1.000	120
3	M	PRCH		10	SLBC	84	1.000	84
4	U	^UL	Overhang	10	Upper Level	864	1.000	864
Total Building Area						1,188		2,052



Rogers


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Date 04/17/2026
Time 01:59:11
Page 4

660005103

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						