



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	660005106				<p>C:\Users\RLN\Pictures\2018-05-23 05-23-18\05-23-18 059.JPG 5/25/2018</p>									
Parcel ID	000000-00-0-00471-003-0007													
Cadastral ID	06-21-15-03260													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	344436													
TUMLESON, NICHOLAS & KAYLA														
11812 N 195TH E AVE COLLINSVILLE OK 74021-0000														
Parcel Location														
Situs	11812 N 195TH E AVE													
Subdivision	LOOKING GLASS EXT													
Lot/Block	0007 / 0003	Parcel Size 2 - Lots												
Sec/Twn/Rng	6 / 21 / 15 / 5													
Neighborhood	1014 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.32623724 -95.75534079														
LOTS 6 & 7 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	MORGAN, ROSS A	05/14/2024	275,000	YES										
1968/222	FREEMAN, CHAD E	07/09/2008	85,000	YES										
1958/945	CANNIZZARO, RITA MAE	06/04/2008	72,000	YES										
1509/228	EDGE, DOYLE	08/05/2003	79,000	YES										
1088/488	MAYOR, JOSEPH P &	11/12/1997	60,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	2025	Land Value	148,430	148,430	11%	16,327	Assessed	30,174 3,275.03						
Year Frozen	0	Improvements	125,884	125,884		13,847	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00						
TIF Project ID	0	Total Value	274,314	274,314		30,174	Total Taxable	29,174 3,177.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660005106	TUMLESON, NICHOLAS & KAYLA	7	275,000	1000	29,250	3,185.00							
2024	2024-660005106	TUMLESON, NICHOLAS & KAYLA	7	241,538	0	10,061	1,111.00							
2023	2023-660005106	MORGAN, ROSS A	7	89,857	0	9,582	1,035.00							
2022	2022-660005106	MORGAN, ROSS A	7	82,958	0	9,125	1,024.00							
2021	2021-660005106	MORGAN, ROSS A	7	89,226	0	9,815	1,090.00							
2020	2020-660005106	MORGAN, ROSS A	7	90,005	0	9,897	1,097.00							
2019	2019-660005106	MORGAN, ROSS A	7	85,692	0	9,426	1,046.00							
2018	2018-660005106	MORGAN, ROSS A	7	94,643	0	10,411	1,118.00							
2017	2017-660005106	MORGAN, ROSS A	7	93,870	0	10,326	1,118.00							
2016	2016-660005106	MORGAN, ROSS A	7	91,500	0	10,065	1,092.00							
2015	2015-660005106	MORGAN, ROSS A	7	89,454	0	9,840	1,074.00							
2014	2014-660005106	MORGAN, ROSS A	7	86,028	0	9,463	1,041.00							
2013	2013-660005106	MORGAN, ROSS A	7	82,996	0	9,059	978.00							



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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	1.7	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	74,051.00 x .92 = 67,854	
Factor Value		
Adjustments	2.1875	
Lot Value	148,430	

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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	100% Frame, Siding, Vinyl
Base/Total Area	1,520 / 1,520
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,520
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	STANDARD -
Year/Eff Age	1984 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	123,860	81.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	141,610		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	92.87	Total Misc Impr	+	581	
Roofing Adj	+ 4.34	Garage Cost	+		
Subfloor Adj	+ -1.20	Total RCN	=	178,026	
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	60,529	
Plumbing Adj	+ 9.26	Lump Sums	+	8,387	
Basement Adj	+ 0.00	RCNLD	=	125,884	
Adj Base Cost	= 116.74	Lot Value	+	148,430	
Total Area	x 1,520	Indicated Value	=	274,314	
Adjusted Cost	= 177,445	Value Per SqFt		180.47	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,884		
Lot Value	148,430		
Indicated Value	274,314	180.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	274,314	180.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12859	6x4		24	24.19		581
WODC	WOOD DECK - COVERED	12860	24x12		288	29.12		8,387



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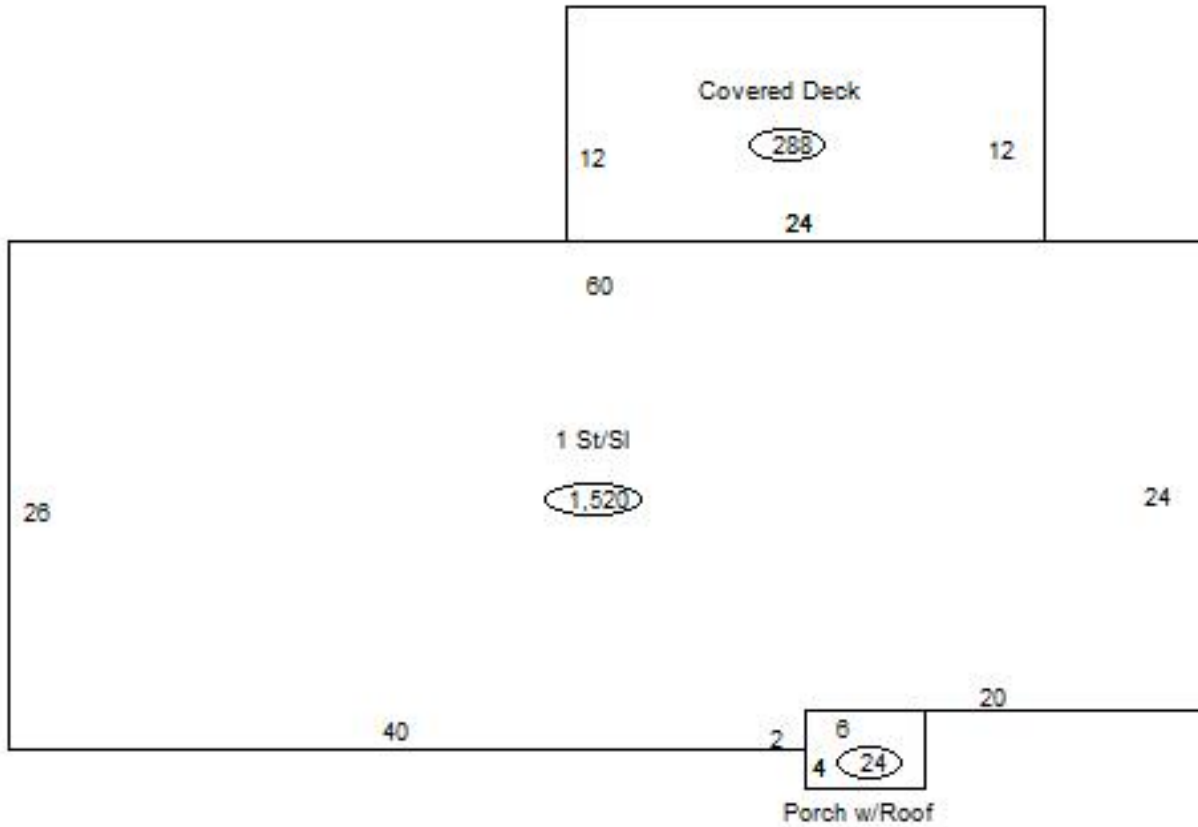
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,520	1.000	1,520
2	M	PRCH		13	SLBC	24	1.000	24
3	M	WODC		13	WODC	288	1.000	288
Total Building Area						1,520		1,520



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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)					
	PCPT	Carport - Portable	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x)					