



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 660005146 Parcel ID 000000-00-0-00471-005-0021 Cadastral ID 06-21-15-03660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 337521 WANN, SHERRY L & GEORGE 11702 N 195TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11702 N 195TH E AVE Subdivision LOOKING GLASS EXT Lot/Block 0021 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0426\IMG_0091. 4/28/2022</p>														
Legal Description Lat/Long: 36.32436380 -95.75566324																			
LOT 21 BLOCK 5 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	COTTER, FORREST D	02/22/2022	42,000	4										
					1875/936	INTRINSIC PROPERTIES INC	06/11/2007	121,500	YES										
					1843/370	HESTER, LLOYD	02/05/2007	8,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap			Land Value 26,324	22,254	11%	2,448	Assessed	20,218	2,194.42										
Year Frozen	0		Improvements 183,355	161,546		17,770	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0		Total Value 209,679	183,800		20,218	Total Taxable	19,218	2,097.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005146	WANN, SHERRY L &			7	202,466	1000	18,630	2,033.00										
2024	2024-660005146	WANN, SHERRY L &			7	218,518	1000	18,057	2,007.00										
2023	2023-660005146	WANN, SHERRY L &			7	181,842	1000	17,502	1,904.00										
2022	2022-660005146	WANN, SHERRY L &			7	183,633	0	17,964	2,017.00										
2021	2021-660005146	COTTER, FORREST D			7	155,529	0	17,108	1,899.00										
2020	2020-660005146	COTTER, FORREST D			7	154,377	0	16,934	1,878.00										
2019	2019-660005146	COTTER, FORREST D			7	146,612	0	16,127	1,789.00										
2018	2018-660005146	COTTER, FORREST D			7	149,183	0	16,410	1,761.00										
2017	2017-660005146	COTTER, FORREST D			7	147,927	0	16,272	1,763.00										
2016	2016-660005146	COTTER, FORREST D			7	144,057	0	15,846	1,718.00										
2015	2015-660005146	COTTER, FORREST D			7	140,354	0	15,439	1,684.00										
2014	2014-660005146	COTTER, FORREST D			7	141,476	0	15,306	1,684.00										
2013	2013-660005146	COTTER, FORREST D			7	137,900	0	14,577	1,574.00										



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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3267 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,229.00 x 1.85 = 26,324 Factor Value Adjustments 1.0000 Lot Value 26,324		<p>04/26/2022 13:43</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0426\IMG_0091. 4/28/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,430 / 1,430
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,430
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

Cost Approach				Manual : 01/2025			
Base Cost	111.00	Total Misc Impr	+ 3,044	Roofing Adj	+ 5.04	Garage Cost	+ 14,049
Subfloor Adj	+ -2.39	Total RCN	= 213,203	Heat/Cool Adj	+ 12.64	Depreciation (14%)	- 29,848
Plumbing Adj	+ 10.85	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 183,355
Adj Base Cost	= 137.14	Lot Value	+ 26,324	Total Area	x 1,430	Indicated Value	= 209,679
		Value Per SqFt	146.63	Adjusted Cost	= 196,110		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,746	140.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	202,290		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,355		
Lot Value	26,324		
Indicated Value	209,679	146.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,679	146.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12895	21x4		84	26.66		2,239
PRCH	SLAB PORCH - COVERED	12896	6x5		30	26.84		805



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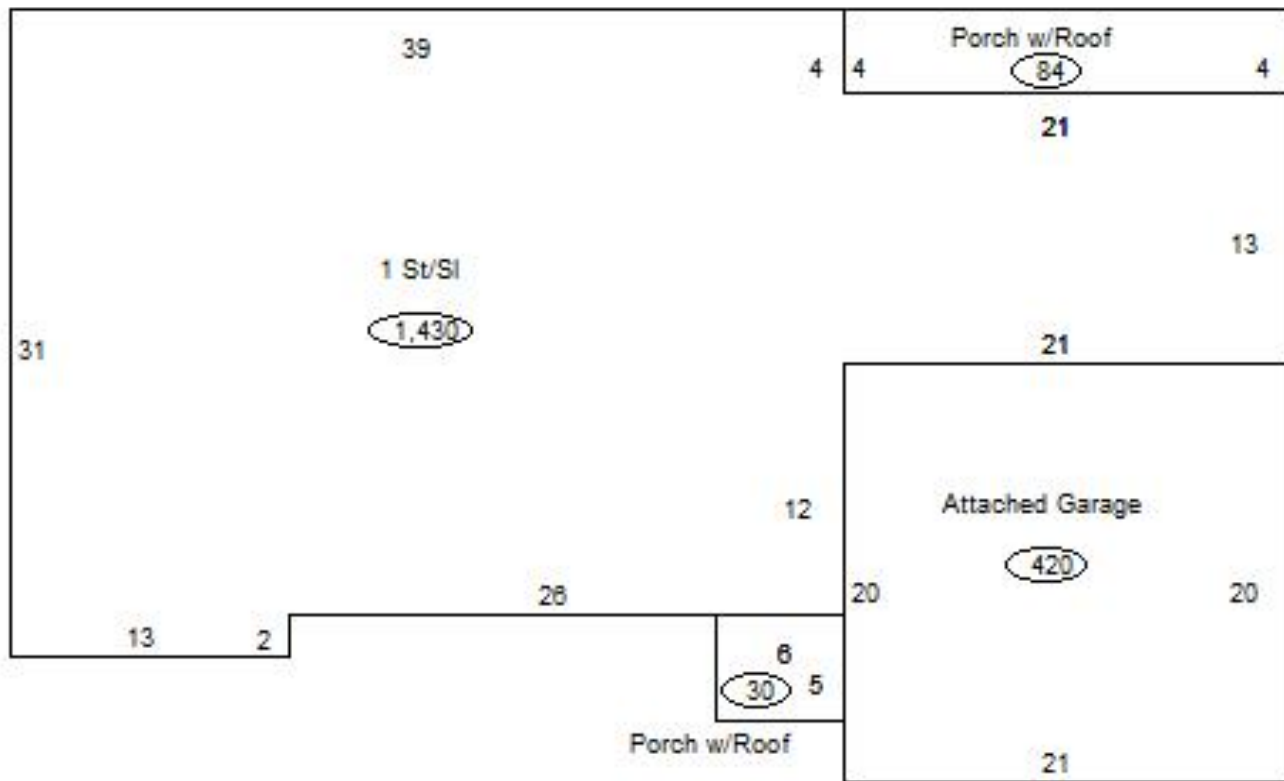
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Sketch Image

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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	1,430	1.000	1,430
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						1,430		1,430



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						