



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 660005515 Parcel ID 000000-00-0-00468-008-0001 Cadastral ID 06-21-15-07500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 331517 MAY, DOUGLAS C 11758 N 193RD E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11758 N 193RD E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0001 / 0008 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_0421\IMG_0001. 4/22/2022</p>																								
Legal Description Lat/Long: 36.32487643 -95.75815646																													
LOT 1 BLOCK 8 LOOKING GLASS ESTATES					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>8710</td> <td>R5-STG BLDG</td> <td>06/2004</td> <td>11/2004</td> <td>1,200</td> </tr> <tr> <td>7637</td> <td>NEW HOME R4</td> <td>09/2002</td> <td>01/2004</td> <td>67,000</td> </tr> <tr> <td>21</td> <td></td> <td>08/2002</td> <td>02/2003</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8710	R5-STG BLDG	06/2004	11/2004	1,200	7637	NEW HOME R4	09/2002	01/2004	67,000	21		08/2002	02/2003	
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7637	NEW HOME R4	09/2002	01/2004	67,000																									
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Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	No	1,000		/	WARREN, JOHN CALEB &	07/31/2020	170,500	19																				
					2575/902	STEPHENS, MICHAEL C &	08/18/2016	125,000	YES																				
					2138/219	ELLIS, MICHAEL WAYNE &	10/29/2010	120,000	YES																				
					1464/650	VISION BUILDERS LLC	03/21/2003	96,667	YES																				
					1400/634	KNOPP, ALETIA	08/21/2002	5,000	YES																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																				
Remove Cap	2021		Land Value 30,920	30,920	11%	3,401	Assessed	20,342	2,207.88																				
Year Frozen	0		Improvements 154,013	154,013		16,941	Penalty	0																					
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																				
TIF Project ID	0		Total Value 184,933	184,933		20,342	Total Taxable	20,342	2,208.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660005515	MAY, DOUGLAS C			7	179,232	0	19,715	2,140.00																				
2024	2024-660005515	MAY, DOUGLAS C			7	193,873	0	19,855	2,191.00																				
2023	2023-660005515	MAY, DOUGLAS C			7	179,162	0	18,910	2,042.00																				
2022	2022-660005515	MAY, DOUGLAS C			7	181,150	0	18,009	2,021.00																				
2021	2021-660005515	MAY, DOUGLAS C			7	155,926	0	17,152	1,904.00																				
2020	2020-660005515	MAY, DOUGLAS C			7	136,127	1000	13,672	1,531.00																				
2019	2019-660005515	WARREN, JOHN CALEB &			7	129,496	1000	13,245	1,483.00																				
2018	2018-660005515	WARREN, JOHN CALEB &			7	128,033	1000	13,084	1,419.00																				
2017	2017-660005515	WARREN, JOHN CALEB &			7	126,919	1000	12,961	1,418.00																				
2016	2016-660005515	WARREN, JOHN CALEB &			7	123,498	0	13,585	1,473.00																				
2015	2015-660005515	STEPHENS, MICHAEL C &			7	125,395	0	13,793	1,505.00																				
2014	2014-660005515	STEPHENS, MICHAEL C &			7	127,507	0	13,917	1,531.00																				
2013	2013-660005515	STEPHENS, MICHAEL C &			7	125,012	0	13,255	1,431.00																				



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3922		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	17,084.00 x 1.81 = 30,920		
Factor Value			
Adjustments	1.0000		
Lot Value	30,920		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,240 / 1,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	
Area on Slab	1,240
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	178,016	143.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	184,340		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.45	Total Misc Impr	+ 10,081
Roofing Adj	+ 0.00	Garage Cost	+ 13,584
Subfloor Adj	+ -2.43	Total RCN	= 192,516
Heat/Cool Adj	+ 12.64	Depreciation (20%)	- 38,503
Plumbing Adj	+ 12.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 154,013
Adj Base Cost	= 136.17	Lot Value	+ 30,920
Total Area	x 1,240	Indicated Value	= 184,933
Adjusted Cost	= 168,851	Value Per SqFt	149.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,013		
Lot Value	30,920		
Indicated Value	184,933	149.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	184,933	149.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	13102	18x6		108	26.59		2,872
PATO	Slab Porch - Open	13104	18x8		144	11.07		1,594



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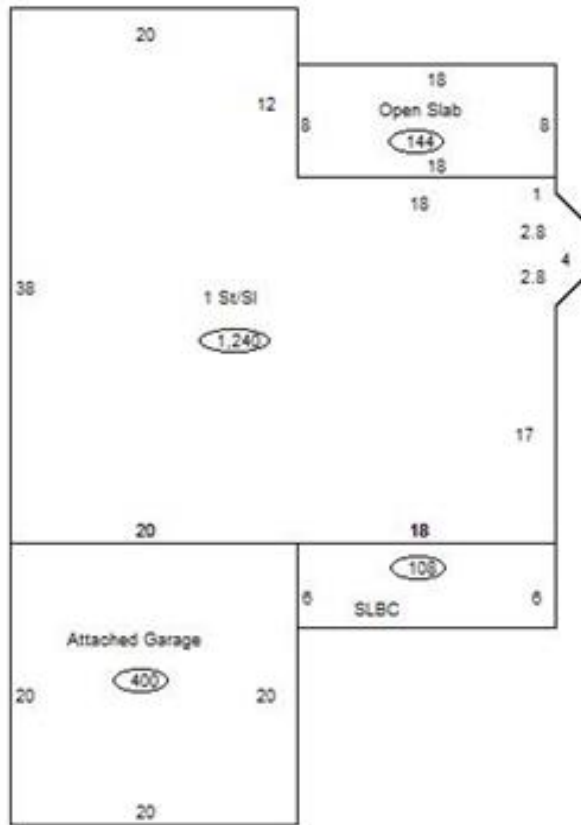
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Sketch Image

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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/SI	1,240	1.000	1,240
2	M	PRCH		13	SLBC	108	1.000	108
3	G	1	Slab	13	Attached Garage	400	1.000	400
4	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						1,240		1,240



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x12x0			96
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 96) 449		Modifier Total 449	RCN 449	Depr (100% Phys/ % Func) 449	RCNLD 449
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.61 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD