



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image					
Account	660031844			No Image On File					
Parcel ID	21N17E-36-3-00000-000-0000								
Cadastral ID	36-21-17-00200								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	95 - MAYES/TRI-DISTRICT FIRE								
Name ID	308256								
COTTINGIM, TONI RUSS FAMILY LLC									
17968 N 129TH E AVE COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	36 / 21 / 17 / 3								
Neighborhood	2117 - UNPLATTED								
School District	S032 - MAYES SCHOOLS								
Legal Description Lat/Long: 36.26232637 -95.44816354				Building Permits					
TR DESC AS BEG 1693.44' FROM NW/C SEC; N88.2416E 139.61'; S05 4214W 1241.69'; S38.5417W 93.72'; N83.0135W 16.83'; S03.2827W 14 59'; N83.1112W 70.92'; N05.4214E 1315.20' TO POB AND TR COMM NW/C SE; N88.2408E 700' TO POB; S01.3552E 16.50'; S58.4854E 88 65'; N88.2408E 230.02'; N79.0549E 296.86'; N88.2408E				Number	Description	Opened	Closed	Amount	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					0/0	EATON RANCH LLC	09/16/2011	0	4
					2154/313	EATON, DON E SR	11/30/2010	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.300	Current Tax	
Remove Cap	0	Land Value	768	768	11%	84	Assessed	84	8.17
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	768	768	84	Total Taxable	84	8.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	768	0	84	8.00
2024	2024-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	768	0	84	8.00
2023	2023-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	768	0	84	9.00
2022	2022-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	768	0	84	8.00
2021	2021-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	768	0	84	9.00
2020	2020-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	768	0	84	8.00
2019	2019-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	768	0	84	8.00
2018	2018-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	772	0	85	8.00
2017	2017-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	25,424	0	2,797	276.00
2016	2016-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	25,424	0	2,797	278.00
2015	2015-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	25,424	0	2,797	283.00
2014	2014-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	25,424	0	2,797	278.00
2013	2013-660031844	COTTINGIM, TONI RUSS FAMILY LLC			95	25,424	0	2,797	240.00



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	768			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	768 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Agland Inventory

660031844

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80			2.000	144	144	288	288
TMBR Totals						2.000			288	288
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			1.000	192	192	192	192
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.000	144	144	288	288
NTV PST Totals						3.000			480	480
Total Agland						5.000			768	768