




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:13:28
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Assessment Data					Primary Image																																																																																																																				
Account 660086853 Parcel ID 000000-00-0-00946-001-0008 Cadastral ID 01-21-14-05070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 348864 TUGWELL, JENNIFER & COREY 12192 N 179TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12192 E 179TH E AVE Subdivision WINFIELD RIDGE Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-31\IMG_003i 4/1/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.33079972 -95.77445904 WINFIELD RIDGE LOT 8 BLOCK 1																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size	107 x 204		
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5573		
Topography	HIGH		
Street Access	PAVED		
Utilities	WATER/ELEC		
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	24,277.00 x 1.75 = 42,429		
Factor Value			
Adjustments	1.9593		
Lot Value	83,131		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,967 / 2,521
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,967
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	740 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	369,616	146.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	363,920 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.96	Total Misc Impr	+ 11,481
Roofing Adj	+ 4.21	Garage Cost	+ 27,535
Subfloor Adj	+ -2.67	Total RCN	= 356,259
Heat/Cool Adj	+ 14.47	Depreciation (14%)	- 49,876
Plumbing Adj	+ 8.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 306,383
Adj Base Cost	= 125.84	Lot Value	+ 83,131
Total Area	x 2,521	Indicated Value	= 389,514
Adjusted Cost	= 317,243	Value Per SqFt	154.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	306,383		
Lot Value	83,131		
Indicated Value	389,514	154.51	Per SqFt
Agland Value			
Site Improvements	30,486		
Total Value	420,000	166.60	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	105711	13x12		156	28.98		4,521
PRCH	SLAB PORCH - COVERED	105712	6x3		18	29.47		530



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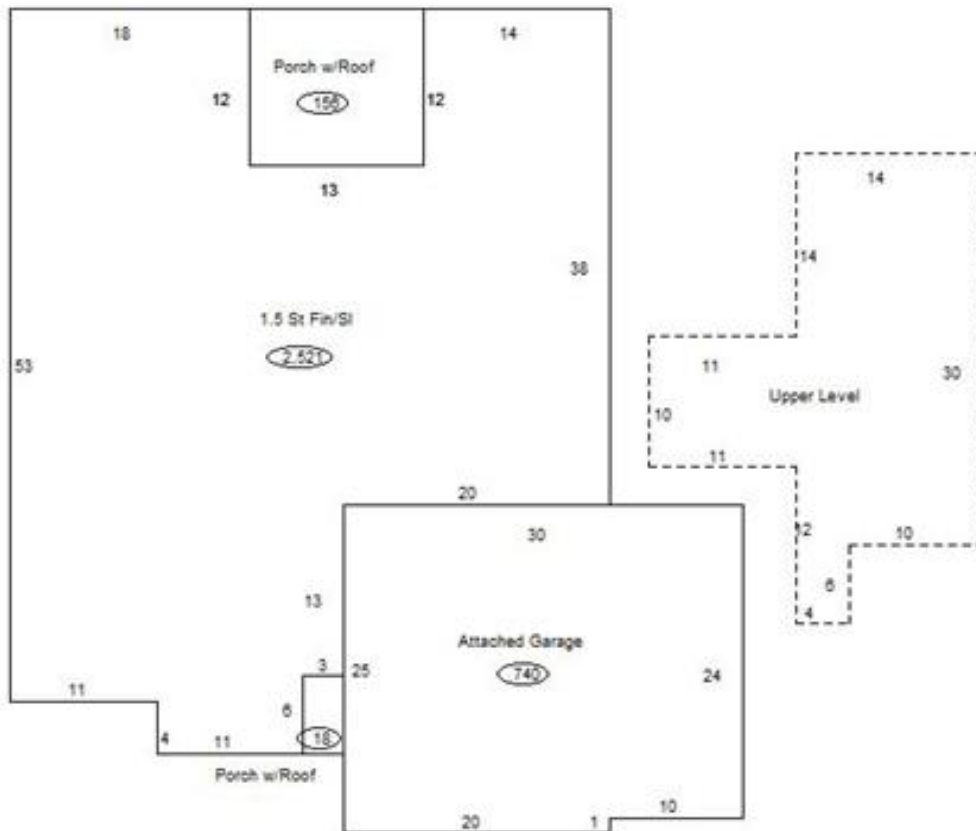
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,967	1.282	2,521
2	U	^UL	Overhang	13	Upper Level	554	1.000	554
3	G	1		13	Attached Garage	740	1.000	740
4	M	PRCH		13	SLBC	156	1.000	156
5	M	PRCH		13	SLBC	18	1.000	18
Total Building Area						1,967		2,521



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	12x26x0			312
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary Base Cost (31.16 x 312) 9,722		Modifier Total	RCN 9,722	Depr (5% Phys/ % Func) 486	RCNLD 9,236
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year 2011	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (15% Phys/ % Func) 3,750	RCNLD 21,250