



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 660093766 Parcel ID 000000-00-0-00471-002-0001 Cadastral ID 06-21-15-03111 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 310880 CURRY, NIKOLAS J 12170 N 195TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12170 N 195TH E AVE Subdivision LOOKING GLASS EXT Lot/Block 0001 / 0002 Parcel Size .44 - 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_0006. 4/27/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.33025550 -95.75536581 S2 LOT 1 LESS N 20' THEREOF, BLOCK 2 LOOKING GLASS EXT.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	0.44		
Non-Ag Acres	1.082		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	47,132.00 x 1.33 = 62,470		
Factor Value			
Adjustments	1.0000		
Lot Value	62,470		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0426\IMG_0006. 4/27/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,413 / 1,413
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,413
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	210,722 149.13 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	212,130 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	190,455
Lot Value	62,470
Indicated Value	252,925 179.00 Per SqFt
Agland Value	
Site Improvements	3,182
Total Value	256,107 181.25 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	112.30	Total Misc Impr	+	3,711
Roofing Adj	+ 5.06	Garage Cost	+	14,498
Subfloor Adj	+ -2.41	Total RCN	=	213,994
Heat/Cool Adj	+ 12.64	Depreciation (11%)	-	23,539
Plumbing Adj	+ 10.97	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	190,455
Adj Base Cost	= 138.56	Lot Value	+	62,470
Total Area	x 1,413	Indicated Value	=	252,925
Adjusted Cost	= 195,785	Value Per SqFt		179.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112669	18x5		90	26.65		2,399
PRCH	SLAB PORCH - COVERED	112670	7x7		49	26.78		1,312
SHLT	STORM SHELTER			1 2019	1	0.00		



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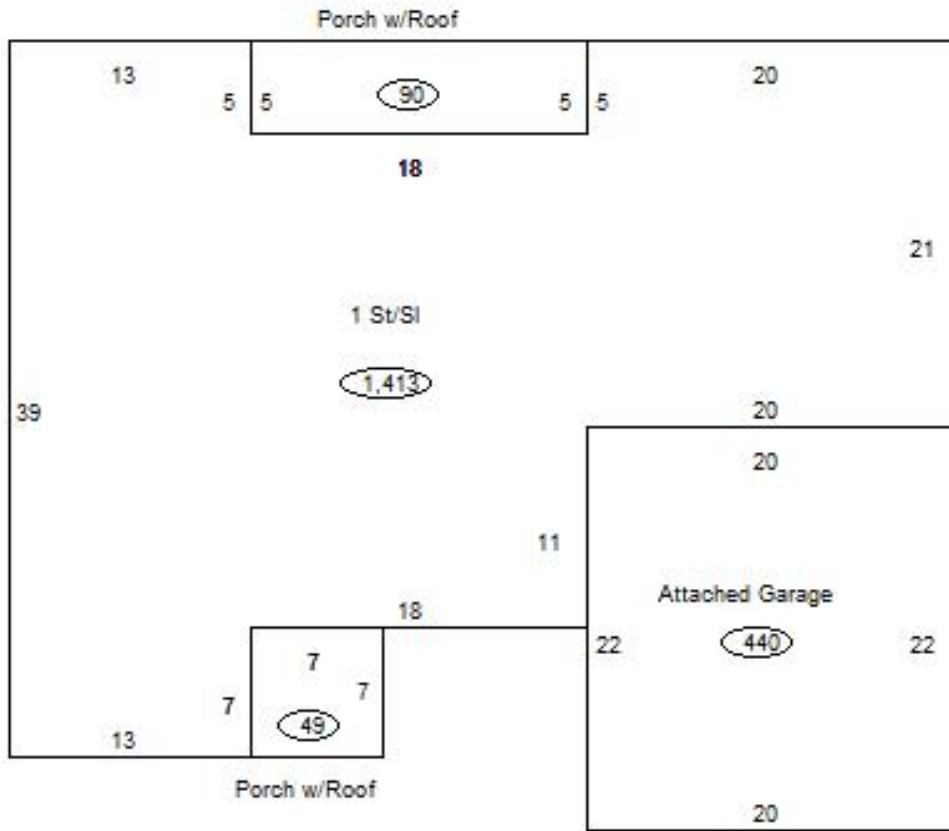
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Sketch Image

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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	1,413	1.000	1,413
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	49	1.000	49
Total Building Area						1,413		1,413



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG STG GOOD		16x20x0			320
	Qual 4	Cond 3	Year 2018	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (9.36 x 320)		2,995			2,995	2,995
	LT LEAN-TO		4x16x0			64
	Qual 3	Cond 3	Year 2018	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
Base Cost (2.92 x 64)		187			187	187