



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:57:59
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000454 Parcel ID 000000-00-0-00468-002-0009 Cadastral ID 01-21-14-01280 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 269138 FORHAN, JOSEPH K 11807 N 190TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11807 N 190TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0009 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32563265 -95.76205472																																																																																																																									
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Date 04/17/2026
 Time 01:57:59
 Page 2

Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.349		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	15,202.00 x 1.84 = 27,909		
Factor Value			
Adjustments	1.0000		
Lot Value	27,909		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2202-4-1\IMG_0080. 4/4/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,240 / 1,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	8 Metal, Formed Seams
Area on Slab	1,240
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	144,320	116.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	158,850		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.39	Total Misc Impr	+	4,955			
Roofing Adj	+ 5.14	Garage Cost	+	10,286			
Subfloor Adj	+ 0.00	Total RCN	=	158,461			
Heat/Cool Adj	+ 10.30	Depreciation (29%)	-	45,954			
Plumbing Adj	+ 6.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,507			
Adj Base Cost	= 115.50	Lot Value	+	27,909			
Total Area	x 1,240	Indicated Value	=	140,416			
Adjusted Cost	= 143,220	Value Per SqFt		113.24			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,507		
Lot Value	27,909		
Indicated Value	140,416	113.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	140,416	113.24	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	1437	15x4		60	55.49		3,329
PATO	SLAB PORCH - OPEN	1438	14x12		168	9.68		1,626



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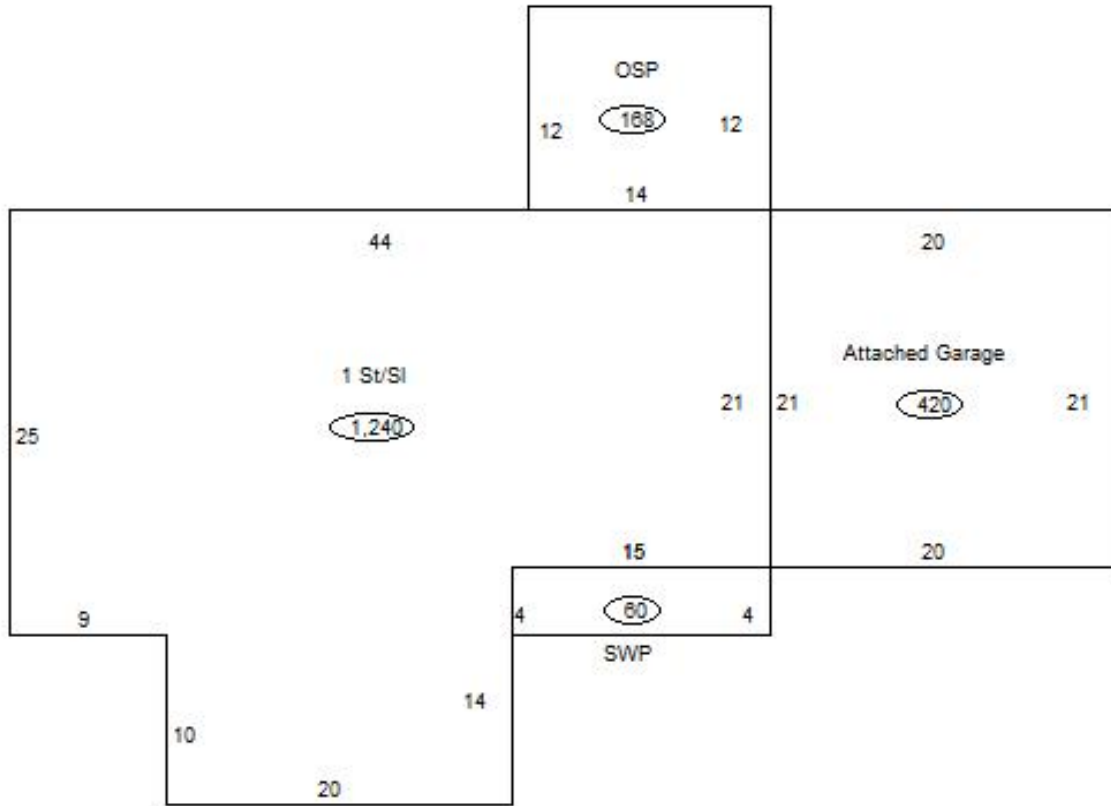
Date 04/17/2026

Time 01:57:59

Page 3

Sketch Image

660000454



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,240	1.000	1,240
2	G	1		13	Attached Garage	420	1.000	420
3	M	EPSW		13	EPSW	60	1.000	60
4	M	PATO		13	Open Slab	168	1.000	168
Total Building Area						1,240		1,240



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Page 4

660000454

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						