



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:14:07
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000457 Parcel ID 000000-00-0-00468-002-0012 Cadastral ID 01-21-14-01310 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 311799 WYZARD, JAKE 11827 N 190TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11827 N 190TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0012 / 0002 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\2202-4-1\IMG_0091. 4/4/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.32653820 -95.76205279 LOT 12 BLOCK 2 LOOKING GLASS ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3572 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 15,561.00 x 1.83 = 28,483 Factor Value Adjustments 1.0000 Lot Value 28,483		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2202-4-1\IMG_0091. 4/4/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,488 / 1,488
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	1,488
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

Cost Approach		Manual : 01/2025	
Base Cost	106.98	Total Misc Impr	+ 4,258
Roofing Adj	+ 4.98	Garage Cost	+ 14,968
Subfloor Adj	+ -2.32	Total RCN	= 197,890
Heat/Cool Adj	+ 0.00	Depreciation (13%)	- 25,726
Plumbing Adj	+ 10.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,164
Adj Base Cost	= 120.07	Lot Value	+ 28,483
Total Area	x 1,488	Indicated Value	= 200,647
Adjusted Cost	= 178,664	Value Per SqFt	134.84

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	211,627	142.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	211,180 Per SqFt

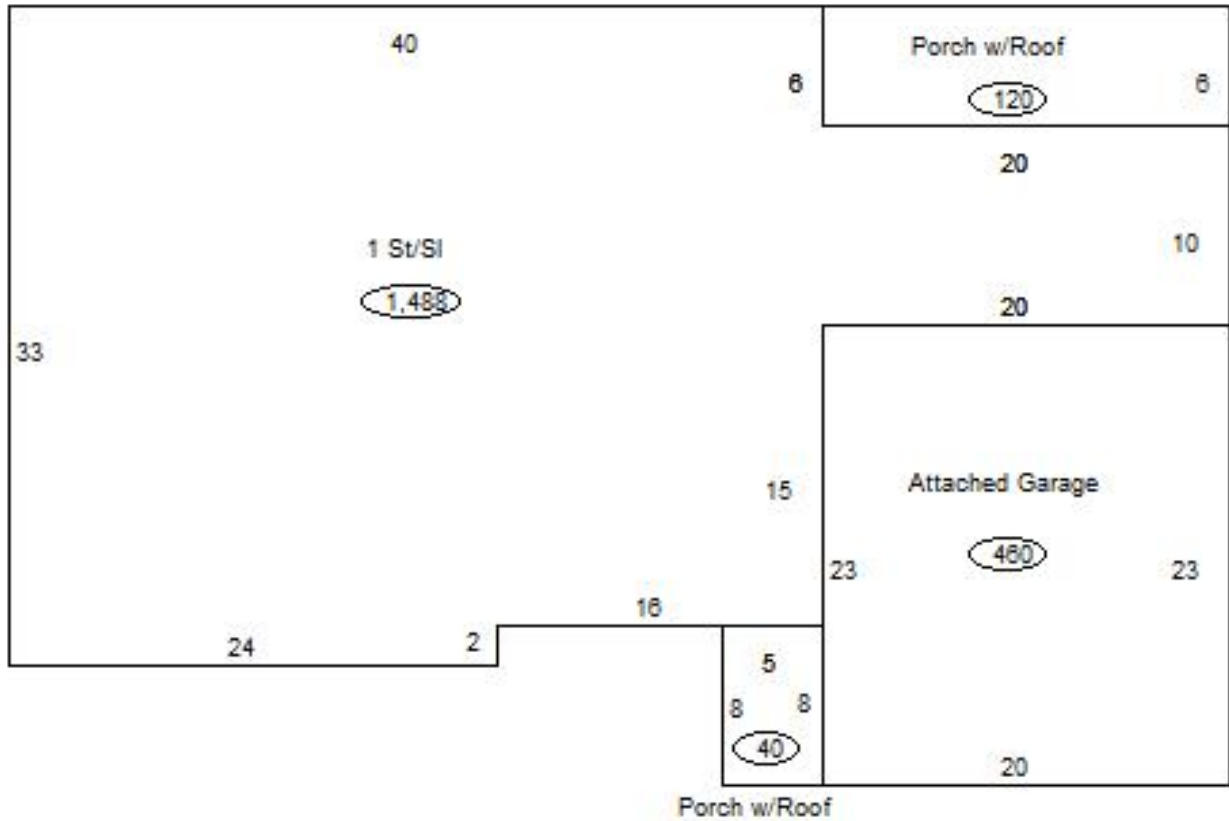
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,164		
Lot Value	28,483		
Indicated Value	200,647	134.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	200,647	134.84	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	1448	20x6		120	26.55	3,186
PRCH	SLAB PORCH - COVERED	1450	8x5		40	26.80	1,072



Sketch Image

660000457



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,488	1.000	1,488
2	M	PRCH		13	SLBC	120	1.000	120
3	G	1		13	Attached Garage	460	1.000	460
4	M	PRCH		13	SLBC	40	1.000	40
Total Building Area						1,488		1,488