



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:05:15
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Assessment Data					Primary Image																																																																																																																				
Account 660000487 Parcel ID 000000-00-0-00468-004-0012 Cadastral ID 01-21-14-01620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 332340 WARREN, JOHN CALEB & MELISSA L 19022 E 118TH ST N COLLINSVILLE OK 74021-0000 Parcel Location Situs 19022 E 118TH ST N Subdivision LOOKING GLASS ESTATE Lot/Block 0012 / 0004 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\2022-4-5\IMG_0104. 4/5/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.32491143 -95.76161884 LOT 12 BLOCK 4 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 0.3176 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,836.00 x 1.85 = 25,597 Factor Value Adjustments 1.0000 Lot Value 25,597		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,004 / 2,004
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,004
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	945 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	270,002	134.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	318,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.43	Total Misc Impr	+ 11,452				
Roofing Adj	+ 4.69	Garage Cost	+ 28,152				
Subfloor Adj	+ -2.19	Total RCN	= 300,745				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 129,320				
Plumbing Adj	+ 7.74	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 171,425				
Adj Base Cost	= 130.31	Lot Value	+ 25,597				
Total Area	x 2,004	Indicated Value	= 197,022				
Adjusted Cost	= 261,141	Value Per SqFt	98.31				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,425		
Lot Value	25,597		
Indicated Value	197,022	98.31	Per SqFt
Agland Value			
Site Improvements	13,172		
Total Value	210,194	104.89	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	1526	17x5		85	26.66		2,266
PATO	SLAB PORCH - OPEN	1527	15x7		105	11.43		1,200
PATO	SLAB PORCH - OPEN	1528	16x15		240	9.88		2,371



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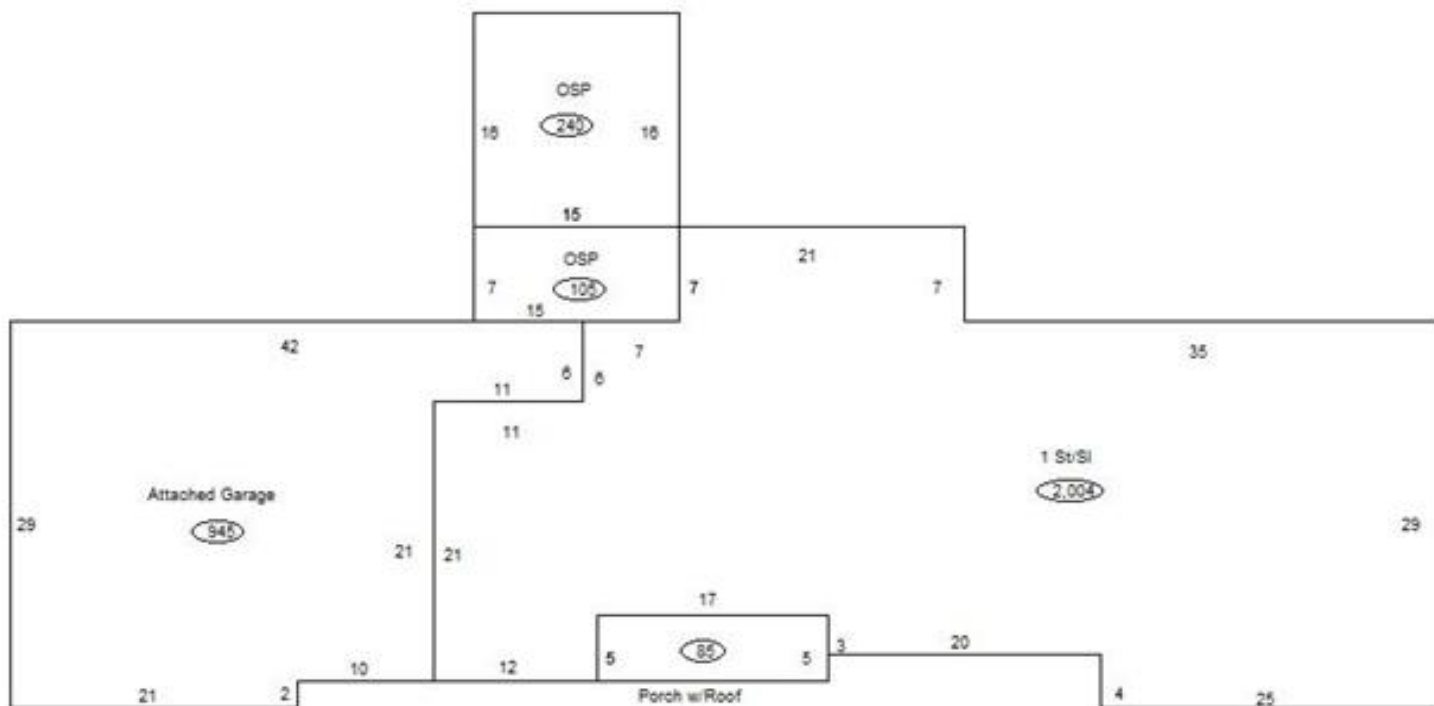
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Sketch Image

660000487



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,004	1.000	2,004
2	G	1		13	Attached Garage	945	1.000	945
3	M	PRCH		13	SLBC	85	1.000	85
4	M	PATO		13	Open Slab	105	1.000	105
5	M	PATO		13	Open Slab	240	1.000	240
Total Building Area						2,004		2,004



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	20x20x0			400
	Qual	2	Cond	Year	2022	Eff Age
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (32.93 x 400)		13,172		13,172		13,172