



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 13:30:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000488 Parcel ID 000000-00-0-00468-004-0013 Cadastral ID 01-21-14-01630 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 314217 QUIJAS, GUSTAVO SANDOVAL 11728 N 191ST E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11728 N 191ST E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0013 / 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_0112. 4/5/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.32463825 -95.76161936																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.312				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	13,590.00 x 1.85 = 25,142				
Factor Value					
Adjustments	1.0000				
Lot Value	25,142				
Residential Data					
Type	1 Single Family Residence				
Condition	3 - Average				
Quality	2.5 - Fair				
Architecture					
Style	100% One Story				
Exterior Wall	100% Frame, Siding, Wood				
Base/Total Area	1,246 / 1,246				
Style	100% One Story				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	1,246				
Fixture/RghIn	11 /				
Bed/F/H Bath	3 / 2.0 /				
Basement Area					
Garage Type	486 Attached Garage - Unfinished				
Remodel					
Year/Eff Age	2014 / 9				
GRM Approach					
GRM Code					
Gross Rent	0.00				
Indicated Value					
Multiple Regression					
MRA Code	1 Test				
Adusted R	0.8445				
Indicated Value	233,392	187.31	Per SqFt		
Direct Comparables					
Selection Model	A Adam Test				
Adjustment Model	1 2022 Residential				
Comparables	3				
Indicated Value	195,550	Per SqFt			
Value Reconciliation					
Selected Approach	Cost Approach				
Improvements	169,670				
Lot Value	25,142				
Indicated Value	194,812	156.35	Per SqFt		
Agland Value					
Site Improvements	44,057				
Total Value	238,869	191.71	Total Value Per SqFt		
Cost Approach					
Manual : 01/2025					
Base Cost	100.16	Total Misc Impr	+	17,672	
Roofing Adj	+ 4.61	Garage Cost	+	13,418	
Subfloor Adj	+ -1.19	Total RCN	=	188,522	
Heat/Cool Adj	+ 11.47	Depreciation (10%)	-	18,852	
Plumbing Adj	+ 11.30	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	169,670	
Adj Base Cost	= 126.35	Lot Value	+	25,142	
Total Area	x 1,246	Indicated Value	=	194,812	
Adjusted Cost	= 157,432	Value Per SqFt		156.35	

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Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	121463	40x20		800	22.09	17,672



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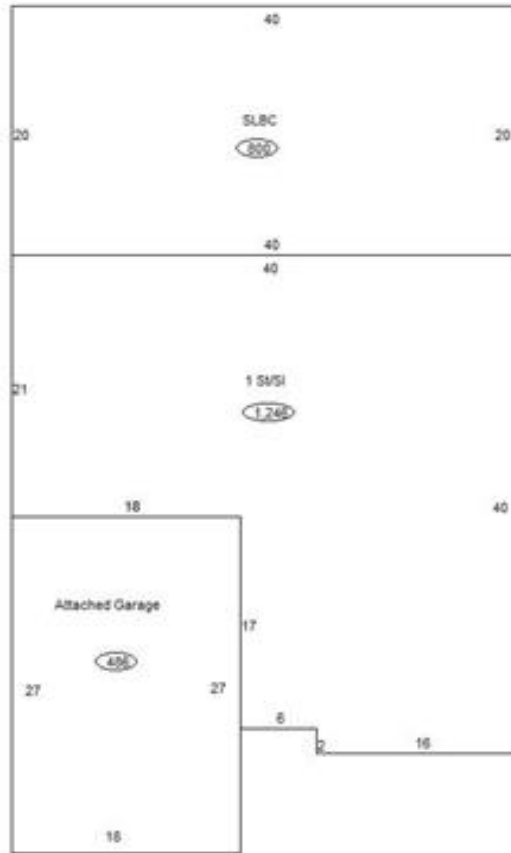
Date 04/17/2026

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Sketch Image

660000488



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,246	1.000	1,246
2	G	1		10	Attached Garage	486	1.000	486
3	M	PRCH		10	SLBC	800	1.000	800
Total Building Area						1,246		1,246



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x50x0		Formed Metal	1,500
	Qual	3	Cond 3	Year	2023	Eff Age
			0			
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (30.28 x 1,500)	45,420	45,420	1,363	44,057