




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660000499 <b>Parcel ID</b> 000000-00-0-00468-005-0002 <b>Cadastral ID</b> 01-21-14-01740 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 282065 RYAN, JAMES DANIEL JR & VICKIE LYNN CO TRUSTEES 11615 N 191ST E AVE COLLINSVILLE OK 74021-6242					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-4-6\IMG_0036. 4/6/2022</p>														
<b>Parcel Location</b> <b>Situs</b> 11615 N 191ST E AVE <b>Subdivision</b> LOOKING GLASS ESTATE <b>Lot/Block</b> 0002 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 14 / 5 <b>Neighborhood</b> 1014 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																			
<b>Legal Description</b> Lat/Long: 36.32244035 -95.76091425					<b>Building Permits</b>														
LOT 2 BLOCK 5 LOOKING GLASS ESTATES					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1455/539	LUNDY, RICHARD G TRUSTEE &	03/07/2003	4,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>										
Remove Cap	2004		Land Value 24,300	14,521	11%	1,597	Assessed	9,995	1,084.84										
Year Frozen	0		Improvements 125,757	76,352		8,398	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 150,057	90,873		9,995	Total Taxable	8,995	987.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660000499	RYAN, JAMES DANIEL JR &			7	146,317	1000	8,706	956.00										
2024	2024-660000499	RYAN, JAMES DANIEL JR &			7	158,759	1000	8,423	944.00										
2023	2023-660000499	RYAN, JAMES DANIEL JR &			7	129,170	1000	8,148	895.00										
2022	2022-660000499	RYAN, JAMES DANIEL JR &			7	125,219	1000	7,186	821.00										
2021	2021-660000499	RYAN, JAMES DANIEL JR &			7	115,813	1000	6,948	785.00										
2020	2020-660000499	RYAN, JAMES DANIEL JR &			7	113,986	1000	6,716	759.00										
2019	2019-660000499	RYAN, JAMES DANIEL JR &			7	110,555	1000	6,491	734.00										
2018	2018-660000499	RYAN, JAMES DANIEL JR &			7	108,397	1000	6,274	688.00										
2017	2017-660000499	RYAN, JAMES DANIEL JR &			7	107,501	1000	6,062	671.00										
2016	2016-660000499	RYAN, JAMES DANIEL JR &			7	104,791	1000	5,856	649.00										
2015	2015-660000499	RYAN, JAMES DANIEL JR &			7	106,805	1000	5,656	631.00										
2014	2014-660000499	RYAN, JAMES DANIEL JR &			7	106,674	1000	5,463	615.00										
2013	2013-660000499	RYAN, JAMES DANIEL JR &			7	105,693	1000	5,274	584.00										



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3015		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	13,135.00 x 1.85 = 24,300		
Factor Value			
Adjustments	1.0000		
Lot Value	24,300		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,204 / 1,204
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,204
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	171,959	142.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	175,450		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.62	Total Misc Impr	+ 2,345
Roofing Adj	+ 4.00	Garage Cost	+ 13,224
Subfloor Adj	+ 0.00	Total RCN	= 152,921
Heat/Cool Adj	+ 10.30	Depreciation ( 23%)	- 35,172
Plumbing Adj	+ 4.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 117,749
Adj Base Cost	= 114.08	Lot Value	+ 24,300
Total Area	x 1,204	Indicated Value	= 142,049
Adjusted Cost	= 137,352	Value Per SqFt	117.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,749		
Lot Value	24,300		
Indicated Value	142,049	117.98	Per SqFt
Agland Value			
Site Improvements	8,008		
Total Value	150,057	124.63	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	1537	14x8		112	20.94	2,345



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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	1,204	1.000	1,204
2	G	1		13	Attached Garage	588	1.000	588
3	M	PRCH		13	SLBC	112	1.000	112
<b>Total Building Area</b>						1,204		1,204



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	GRDT	Garage - Detached	20x20x0			400
	Qual	2 Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (20.02 x 400)		8,008	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
				8,008		8,008