



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001391 <b>Parcel ID</b> 21N14E-02-3-00000-000-0000 <b>Cadastral ID</b> 02-21-14-02200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 311051 YANG, TONG GER & CHER MOUA  16941 E 118TH ST N COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 16941 E 118TH ST N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3 - Acres <b>Sec/Twn/Rng</b> 2 / 21 / 14 / 3 <b>Neighborhood</b> 6060 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32502171 -95.78584533																																																																																																																									
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 3 <b>Non-Ag Acres</b> 3.0279 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 131,897.00 x .58 = 76,534 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 76,534		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	50% Veneer, Stone 50% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,010 / 2,060
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Forced Air Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,010
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	500 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1982 / 44

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	237,901	115.49	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	131,046		
<b>Lot Value</b>	76,534		
<b>Indicated Value</b>	207,580	100.77	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	12,919		
<b>Total Value</b>	220,499	107.04	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	90.39	<b>Total Misc Impr</b>	+ 19,882				
<b>Roofing Adj</b>	+ 2.59	<b>Garage Cost</b>	+ 15,930				
<b>Subfloor Adj</b>	+ -1.25	<b>Total RCN</b>	= 256,953				
<b>Heat/Cool Adj</b>	+ 6.14	<b>Depreciation ( 49%)</b>	- 125,907				
<b>Plumbing Adj</b>	+ 9.48	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 131,046				
<b>Adj Base Cost</b>	= 107.35	<b>Lot Value</b>	+ 76,534				
<b>Total Area</b>	x 2,060	<b>Indicated Value</b>	= 207,580				
<b>Adjusted Cost</b>	= 221,141	<b>Value Per SqFt</b>	100.77				

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	3805	35x8		280	26.05	7,294
PRCH	SLAB PORCH - COVERED	137439	496		496	25.38	12,588





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (28.71 x 1,500)		43,065		43,065	30,146	12,919