



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:15:11
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Assessment Data					Primary Image																																																																																																																				
Account 660004509 Parcel ID 21N17E-05-2-00000-000-0000 Cadastral ID 05-21-17-04100 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 348400 RYLAND, GAIL 22328 E 67TH ST S BROKEN ARROW OK 74014-0000 Parcel Location Situs 19585 S COTTRELL DR Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 5 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32835878 -95.52118235																																																																																																																									
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 4.3454 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 189,288.00 x .36 = 68,247 Factor Value Adjustments 2.5711 Lot Value 175,467		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,190 / 2,198
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,190
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 29



\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-3-30\IMG_ 3/30/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	287,999	131.03	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	91.21	Total Misc Impr	+	17,069	
Roofing Adj	+ 3.25	Garage Cost	+	23,693	
Subfloor Adj	+ -2.08	Total RCN	=	297,972	
Heat/Cool Adj	+ 14.47	Depreciation (36%)	-	107,270	
Plumbing Adj	+ 10.17	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	190,702	
Adj Base Cost	= 117.02	Lot Value	+	175,467	
Total Area	x 2,198	Indicated Value	=	366,169	
Adjusted Cost	= 257,210	Value Per SqFt		166.59	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,702		
Lot Value	175,467		
Indicated Value	366,169	166.59	Per SqFt
Agland Value			
Site Improvements	13,832		
Total Value	380,001	172.88	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	11699	23x6		138	29.05		4,009
PRCH	SLAB PORCH - COVERED	11700	21x11		231	28.70		6,630



Rogers

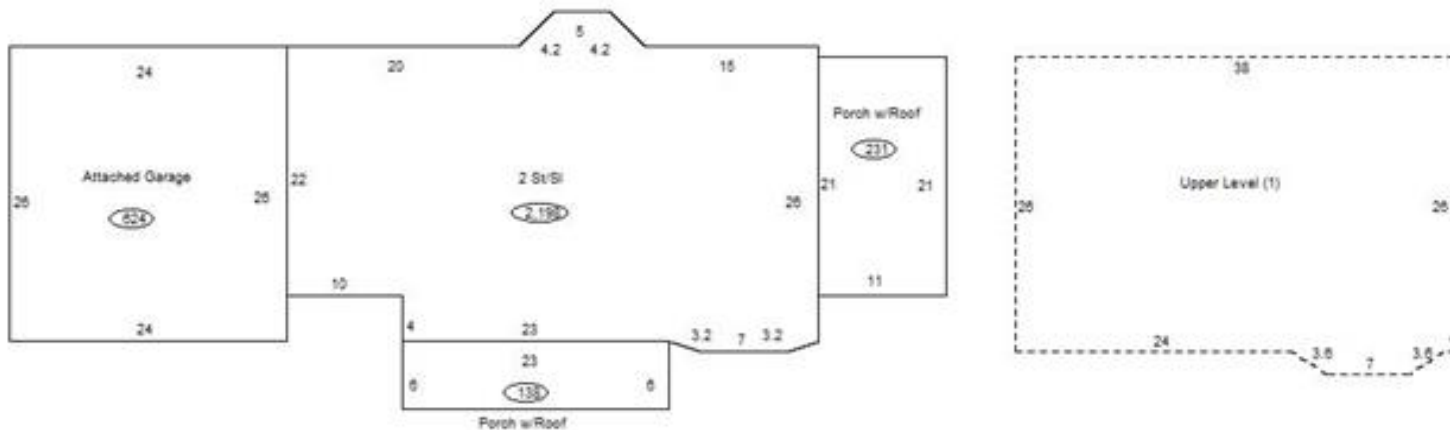
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,190	1.847	2,198
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PRCH		13	SLBC	231	1.000	231
5	U	^UL		13	Upper Level (1)	1,008	1.000	1,008
Total Building Area						1,190		2,198



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			704
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 704)		7,378	7,378	4,796	2,582
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	13,750	11,250