



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660004988 Parcel ID 000000-00-0-00468-010-0003 Cadastral ID 06-21-15-02070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 344880 SHOUSE, MATTHEW S & ALLISON P 11611 N 194TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11611 N 194TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0003 / 0010 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.32262295 -95.75615433																																																						
Building Permits					<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>7304</td> <td>NEW HOME</td> <td>04/2002</td> <td>01/2003</td> <td>65,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7304	NEW HOME	04/2002	01/2003	65,000																																			
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Parcel Valuation																																																						
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																													
Remove Cap	2025	Land Value	80,253	80,253	11%	8,828	Assessed	24,590	2,668.95																																													
Year Frozen	0	Improvements	143,295	143,295		15,762	Penalty	0																																														
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																																													
TIF Project ID	0	Total Value	223,548	223,548		24,590	Total Taxable	23,590	2,571.00																																													
Assessment History																																																						
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660004988	SHOUSE, MATTHEW S & ALLISON P			7	218,001	1000	22,980	2,505.00																																													
2024	2024-660004988	SHOUSE, MATTHEW S & ALLISON P			7	175,595	1000	14,758	1,643.00																																													
2023	2023-660004988	EVANS, SHEENA			7	145,565	1000	14,298	1,558.00																																													
2022	2022-660004988	EVANS, SHEENA			7	144,013	1000	13,853	1,569.00																																													
2021	2021-660004988	EVANS, SHEENA			7	131,095	1000	13,420	1,504.00																																													
2020	2020-660004988	EVANS, CRAIG &			7	130,232	1000	13,033	1,459.00																																													
2019	2019-660004988	EVANS, CRAIG &			7	123,857	1000	12,624	1,415.00																																													
2018	2018-660004988	EVANS, CRAIG &			7	123,486	1000	12,583	1,365.00																																													
2017	2017-660004988	EVANS, CRAIG &			7	122,414	1000	12,466	1,365.00																																													
2016	2016-660004988	EVANS, CRAIG &			7	119,174	1000	12,096	1,326.00																																													
2015	2015-660004988	EVANS, CRAIG &			7	121,788	1000	11,714	1,293.00																																													
2014	2014-660004988	EVANS, CRAIG &			7	122,452	1000	11,344	1,262.00																																													
2013	2013-660004988	EVANS, CRAIG &			7	120,291	1000	10,984	1,200.00																																													



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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3119		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	13,588.00 x 1.85 = 25,138		
Factor Value			
Adjustments	3.1925		
Lot Value	80,253		



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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	1,326 / 1,326
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,326
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	177,551 133.90 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	178,920 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	143,295
Lot Value	80,253
Indicated Value	223,548 168.59 Per SqFt
Agland Value	
Site Improvements	
Total Value	223,548 168.59 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.74	Total Misc Impr	+ 5,155
Roofing Adj	+ 4.55	Garage Cost	+ 13,854
Subfloor Adj	+ -1.17	Total RCN	= 183,711
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 40,416
Plumbing Adj	+ 10.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 143,295
Adj Base Cost	= 124.21	Lot Value	+ 80,253
Total Area	x 1,326	Indicated Value	= 223,548
Adjusted Cost	= 164,702	Value Per SqFt	168.59

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12667	18x4		72	24.04		1,731
PRCH	SLAB PORCH - COVERED	12668	12x12		144	23.78		3,424



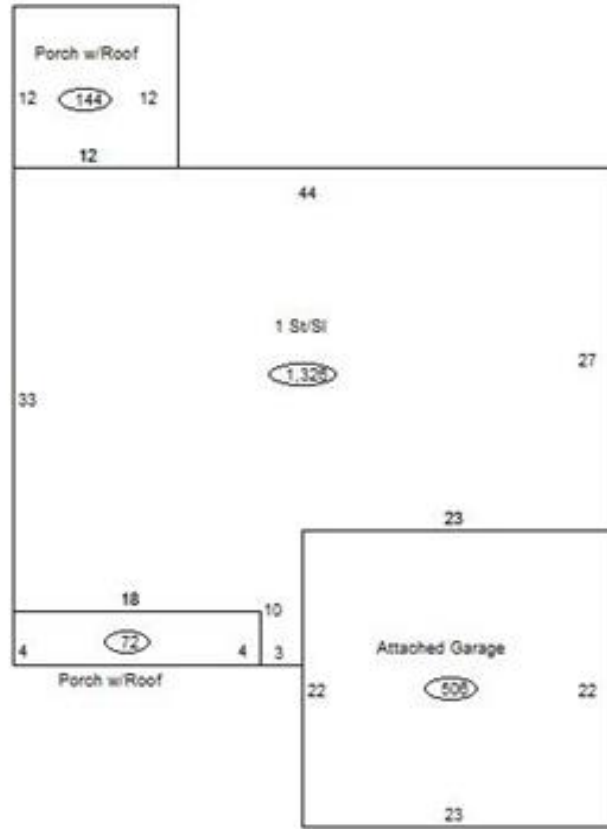
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Sketch Image

660004988



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,326	1.000	1,326
2	G	1	Slab	13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						1,326		1,326