



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:57:18
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005033 Parcel ID 000000-00-0-00468-015-0011 Cadastral ID 06-21-15-02520 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334824 ROSS, JAMES MATTHEW & RACHEL WALDROP 12018 N 194TH E AVE COLLINSVILLE OK 74021- Parcel Location Situs 12018 N 194TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0011 / 0015 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.686		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	29,884.00 x 1.72 = 51,400		
Factor Value			
Adjustments	1.0000		
Lot Value	51,400		



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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	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	195,304 135.63 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	202,910 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	175,181
Lot Value	51,400
Indicated Value	226,581 157.35 Per SqFt
Agland Value	
Site Improvements	
Total Value	226,581 157.35 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	100.89	Total Misc Impr	+ 3,626
Roofing Adj	+ 4.56	Garage Cost	+ 12,487
Subfloor Adj	+ -1.19	Total RCN	= 196,833
Heat/Cool Adj	+ 11.47	Depreciation (11%)	- 21,652
Plumbing Adj	+ 9.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 175,181
Adj Base Cost	= 125.50	Lot Value	+ 51,400
Total Area	x 1,440	Indicated Value	= 226,581
Adjusted Cost	= 180,720	Value Per SqFt	157.35

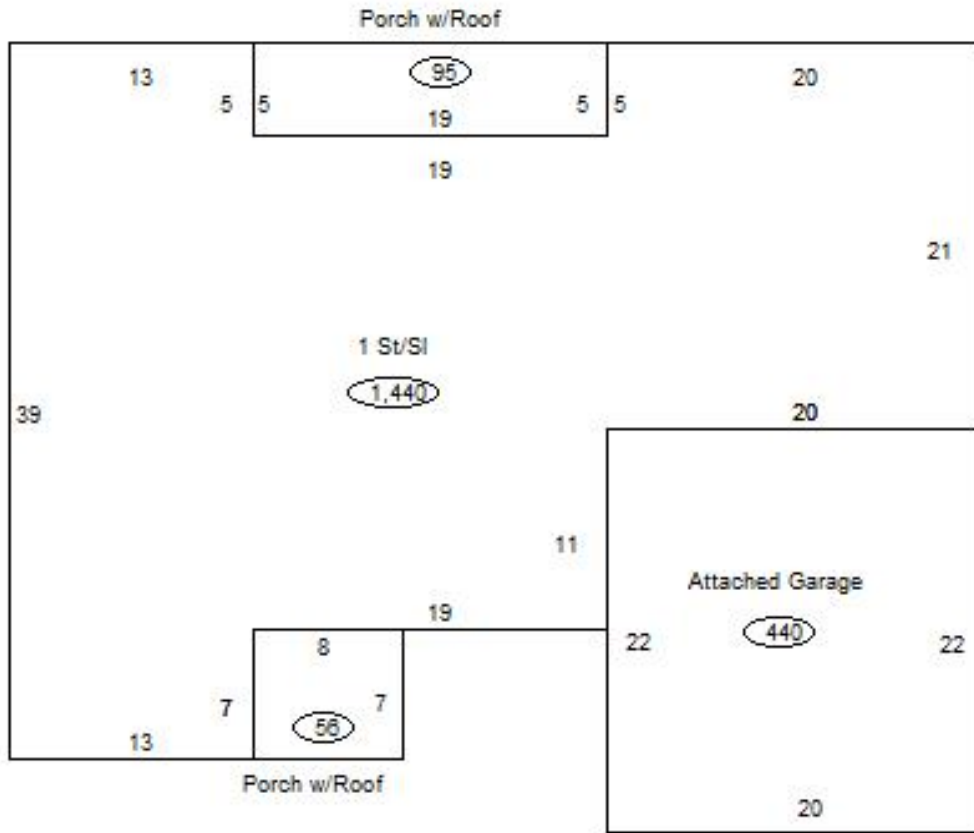
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	117328	8x7		56	24.09		1,349
PRCH	SLAB PORCH - COVERED	117329	19x5		95	23.97		2,277



Sketch Image

660005033



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,440	1.000	1,440
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PRCH		13	SLBC	95	1.000	95
Total Building Area						1,440		1,440