



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 11:48:58  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005047 <b>Parcel ID</b> 000000-00-0-00468-016-0007 <b>Cadastral ID</b> 06-21-15-02660 <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> 337168 BARRETT, JACOB & BRITTANI SHA  11898 N 194TH E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 11898 N 194TH E AVE <b>Subdivision</b> LOOKING GLASS ESTATE <b>Lot/Block</b> 0007 / 0016 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 21 / 15 / 5 <b>Neighborhood</b> 1014 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">04/22/2022 13:42</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0422\IMG_0095. 4/26/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.32633534 -95.75694523 LOT 7 BLOCK 16 LOOKING GLASS ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3198	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,932.00 x 1.85 = 25,774	
Factor Value		
Adjustments	1.0000	
Lot Value	25,774	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	1,252 / 1,252
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,252
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	641 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	244,651 195.41 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	222,250 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	119.36	Total Misc Impr	+ 4,985				
Roofing Adj	+ 5.18	Garage Cost	+ 19,416				
Subfloor Adj	+ -2.43	Total RCN	= 208,620				
Heat/Cool Adj	+ 12.64	Depreciation ( 7%)	- 14,603				
Plumbing Adj	+ 12.39	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 194,017				
Adj Base Cost	= 147.14	Lot Value	+ 25,774				
Total Area	x 1,252	Indicated Value	= 219,791				
Adjusted Cost	= 184,219	Value Per SqFt	175.55				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	194,017
Lot Value	25,774
Indicated Value	219,791 175.55 Per SqFt
Agland Value	
Site Improvements	19,758
Total Value	239,549 191.33 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	133891	17x5		85	26.66		2,266
PATO	SLAB PORCH - OPEN	133892	17x3		51	11.48		585
PRCH	SLAB PORCH - COVERED	133893	16x5		80	26.68		2,134





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x20x0			600
	Qual	2	Cond	Year	2019	Eff Age
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.93 x 600)	19,758		19,758	19,758