



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:22:55
 Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------|-------------------------|----------|-------------|---------------|---------------|------------|-------------|-------------|----------|------------------|--------------|-------------|-------------|--|-------------------|------------|------|----------------|-------------------------|-------------|----------|-------------|--------|----------------------|---------|----------------|-------------------------|---------|---------|---|----------------|----------|---------------|----------------|-------------------------|---|-----------|---|--------|----------------|------|---------------------|-------------------------|---|---------|---------------|--------|----------|---|----------------|-------------------------|---|---------|-------|---------|----------|-------|----------------|------------|------------|------------|---------|--------|----------|--------------------|----------------|------------|-----|----------|---------------------------|------------|----------|------|----------------|---------------|------------|---------|---|---------|------------------------|------------|----------------|------------|----------|----------------|------------|--------|----------|------|----------------|--------------------|---|---------|---|--------|----------|------|----------------|--------------------|---|---------|---|--------|----------|------|----------------|--------------------|---|---------|---|--------|----------|------|----------------|--------------------|---|---------|---|--------|----------|
| Account 660005050 Parcel ID 000000-00-0-00468-016-0012 Cadastral ID 06-21-15-02690 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334914 HER, PHANG & CHERI YANG 11804 N 194TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11804 N 194TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0012 / 0016 Parcel Size 2 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.32530321 -95.75688968 LOTS 10 & 11 BLOCK 16 LOOKING GLASS ESTATES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | | | | | | 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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value 26,671</td> <td>26,671</td> <td>11%</td> <td>2,934</td> <td>Assessed</td> <td>19,488</td> <td>2,115.19</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 150,493</td> <td>150,493</td> <td></td> <td>16,554</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 177,164</td> <td>177,164</td> <td></td> <td>19,488</td> <td>Total Taxable</td> <td>19,488</td> <td>2,115.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.538 | Current Tax | Remove Cap | 2022 | Land Value 26,671 | 26,671 | 11% | 2,934 | Assessed | 19,488 | 2,115.19 | Year Frozen | 0 | Improvements 150,493 | 150,493 | | 16,554 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | TIF Project ID | 0 | Total Value 177,164 | 177,164 | | 19,488 | Total Taxable | 19,488 | 2,115.00 | Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>CHA, VICKY</td> <td>06/15/2021</td> <td>155,000</td> <td>YES</td> </tr> <tr> <td>2639/565</td> <td>VANG, CHIA SHENG &</td> <td>05/30/2017</td> <td>130,000</td> <td>YES</td> </tr> <tr> <td>2270/117</td> <td>WORLDVIEW INVESTMENTS LLC</td> <td>08/31/2012</td> <td>88,000</td> <td>3</td> </tr> <tr> <td>2235/442</td> <td>FERRIER, BEAU</td> <td>03/16/2012</td> <td>0</td> <td>3</td> </tr> <tr> <td>2003/41</td> <td>CHIPSET INVESTMENTS CO</td> <td>01/30/2009</td> <td>135,000</td> <td>YES</td> </tr> <tr> <td>1954/130</td> <td>STONE, BRENT J</td> <td>05/13/2008</td> <td>95,000</td> <td>YES</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | CHA, VICKY | 06/15/2021 | 155,000 | YES | 2639/565 | VANG, CHIA SHENG & | 05/30/2017 | 130,000 | YES | 2270/117 | WORLDVIEW INVESTMENTS LLC | 08/31/2012 | 88,000 | 3 | 2235/442 | FERRIER, BEAU | 03/16/2012 | 0 | 3 | 2003/41 | CHIPSET INVESTMENTS CO | 01/30/2009 | 135,000 | YES | 1954/130 | STONE, BRENT J | 05/13/2008 | 95,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.538 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2022 | Land Value 26,671 | 26,671 | 11% | 2,934 | Assessed | 19,488 | 2,115.19 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements 150,493 | 150,493 | | 16,554 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 177,164 | 177,164 | | 19,488 | Total Taxable | 19,488 | 2,115.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | CHA, VICKY | 06/15/2021 | 155,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2639/565 | VANG, CHIA SHENG & | 05/30/2017 | 130,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2270/117 | WORLDVIEW INVESTMENTS LLC | 08/31/2012 | 88,000 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2235/442 | FERRIER, BEAU | 03/16/2012 | 0 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2003/41 | CHIPSET INVESTMENTS CO | 01/30/2009 | 135,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1954/130 | STONE, BRENT J | 05/13/2008 | 95,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660005050</td><td>HER, PHANG & CHERI YANG</td><td>7</td><td>174,641</td><td>0</td><td>18,797</td><td>2,040.00</td></tr> <tr><td>2024</td><td>2024-660005050</td><td>HER, PHANG & CHERI YANG</td><td>7</td><td>202,279</td><td>0</td><td>17,903</td><td>1,976.00</td></tr> <tr><td>2023</td><td>2023-660005050</td><td>HER, PHANG & CHERI YANG</td><td>7</td><td>155,000</td><td>0</td><td>17,050</td><td>1,841.00</td></tr> <tr><td>2022</td><td>2022-660005050</td><td>HER, PHANG & CHERI YANG</td><td>7</td><td>155,000</td><td>0</td><td>17,050</td><td>1,913.00</td></tr> <tr><td>2021</td><td>2021-660005050</td><td>HER, PHANG & CHERI YANG</td><td>7</td><td>150,642</td><td>0</td><td>16,571</td><td>1,840.00</td></tr> <tr><td>2020</td><td>2020-660005050</td><td>CHA, VICKY</td><td>7</td><td>149,608</td><td>0</td><td>16,233</td><td>1,800.00</td></tr> <tr><td>2019</td><td>2019-660005050</td><td>CHA, VICKY</td><td>7</td><td>142,394</td><td>0</td><td>15,460</td><td>1,716.00</td></tr> <tr><td>2018</td><td>2018-660005050</td><td>CHA, VICKY</td><td>7</td><td>133,852</td><td>0</td><td>14,724</td><td>1,581.00</td></tr> <tr><td>2017</td><td>2017-660005050</td><td>CHA, VICKY</td><td>7</td><td>132,483</td><td>0</td><td>14,573</td><td>1,579.00</td></tr> <tr><td>2016</td><td>2016-660005050</td><td>VANG, CHIA SHENG &</td><td>7</td><td>130,441</td><td>0</td><td>14,349</td><td>1,556.00</td></tr> <tr><td>2015</td><td>2015-660005050</td><td>VANG, CHIA SHENG &</td><td>7</td><td>134,784</td><td>0</td><td>14,826</td><td>1,618.00</td></tr> <tr><td>2014</td><td>2014-660005050</td><td>VANG, CHIA SHENG &</td><td>7</td><td>139,291</td><td>0</td><td>15,322</td><td>1,686.00</td></tr> <tr><td>2013</td><td>2013-660005050</td><td>VANG, CHIA SHENG &</td><td>7</td><td>139,761</td><td>0</td><td>15,374</td><td>1,660.00</td></tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660005050 | HER, PHANG & CHERI YANG | 7 | 174,641 | 0 | 18,797 | 2,040.00 | 2024 | 2024-660005050 | HER, PHANG & CHERI YANG | 7 | 202,279 | 0 | 17,903 | 1,976.00 | 2023 | 2023-660005050 | HER, PHANG & CHERI YANG | 7 | 155,000 | 0 | 17,050 | 1,841.00 | 2022 | 2022-660005050 | HER, PHANG & CHERI YANG | 7 | 155,000 | 0 | 17,050 | 1,913.00 | 2021 | 2021-660005050 | HER, PHANG & CHERI YANG | 7 | 150,642 | 0 | 16,571 | 1,840.00 | 2020 | 2020-660005050 | CHA, VICKY | 7 | 149,608 | 0 | 16,233 | 1,800.00 | 2019 | 2019-660005050 | CHA, VICKY | 7 | 142,394 | 0 | 15,460 | 1,716.00 | 2018 | 2018-660005050 | CHA, VICKY | 7 | 133,852 | 0 | 14,724 | 1,581.00 | 2017 | 2017-660005050 | CHA, VICKY | 7 | 132,483 | 0 | 14,573 | 1,579.00 | 2016 | 2016-660005050 | VANG, CHIA SHENG & | 7 | 130,441 | 0 | 14,349 | 1,556.00 | 2015 | 2015-660005050 | VANG, CHIA SHENG & | 7 | 134,784 | 0 | 14,826 | 1,618.00 | 2014 | 2014-660005050 | VANG, CHIA SHENG & | 7 | 139,291 | 0 | 15,322 | 1,686.00 | 2013 | 2013-660005050 | VANG, CHIA SHENG & | 7 | 139,761 | 0 | 15,374 | 1,660.00 |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660005050 | HER, PHANG & CHERI YANG | 7 | 174,641 | 0 | 18,797 | 2,040.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660005050 | HER, PHANG & CHERI YANG | 7 | 202,279 | 0 | 17,903 | 1,976.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660005050 | HER, PHANG & CHERI YANG | 7 | 155,000 | 0 | 17,050 | 1,841.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660005050 | HER, PHANG & CHERI YANG | 7 | 155,000 | 0 | 17,050 | 1,913.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660005050 | HER, PHANG & CHERI YANG | 7 | 150,642 | 0 | 16,571 | 1,840.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660005050 | CHA, VICKY | 7 | 149,608 | 0 | 16,233 | 1,800.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660005050 | CHA, VICKY | 7 | 142,394 | 0 | 15,460 | 1,716.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660005050 | CHA, VICKY | 7 | 133,852 | 0 | 14,724 | 1,581.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660005050 | CHA, VICKY | 7 | 132,483 | 0 | 14,573 | 1,579.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660005050 | VANG, CHIA SHENG & | 7 | 130,441 | 0 | 14,349 | 1,556.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660005050 | VANG, CHIA SHENG & | 7 | 134,784 | 0 | 14,826 | 1,618.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660005050 | VANG, CHIA SHENG & | 7 | 139,291 | 0 | 15,322 | 1,686.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660005050 | VANG, CHIA SHENG & | 7 | 139,761 | 0 | 15,374 | 1,660.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

Assessment Property Record Card for Tax Year 2026

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| Lot Data | | Square-Foot - NBHD 1014 #1 | | Primary Image | | | | |
|-----------------------------------|-----------------------------|----------------------------|-----------|--|-------|-----------|------|--------|
| Lot Size | | | | | | | | |
| Lot Count | | | | | | | | |
| Units Buildable | 2 | | | | | | | |
| Non-Ag Acres | 0.3312 | | | | | | | |
| Topography | | | | | | | | |
| Street Access | | | | | | | | |
| Utilities | | | | | | | | |
| Amenities | LAND QUALITY | | | | | 0 | | |
| | | | | | | 0 | | |
| Method | Square-Foot | | | | | | | |
| Base Lot Value | 14,428.00 x 1.85 = 26,671 | | | \\tsclient\C\Users\Randy Necessary\Pictures\101_0422\IMG_0068. 4/26/2022 | | | | |
| Factor Value | | | | GRM Approach | | | | |
| Adjustments | 1.0000 | | | GRM Code | | | | |
| Lot Value | 26,671 | | | Gross Rent 0.00 | | | | |
| Residential Data | | | | Indicated Value | | | | |
| Type | 1 Single Family Residence | | | Multiple Regression | | | | |
| Condition | 3 - Average | | | MRA Code 1 Test | | | | |
| Quality | 2 - Fair | | | Adusted R 0.8445 | | | | |
| Architecture | | | | Indicated Value 139,193 68.17 Per SqFt | | | | |
| Style | 100% One Story | | | Direct Comparables | | | | |
| Exterior Wall | 100% Frame, Siding, Vinyl | | | Selection Model A Adam Test | | | | |
| Base/Total Area | 2,042 / 2,042 | | | Adjustment Model 1 2022 Residential | | | | |
| Style | 100% One Story | | | Comparables 2 | | | | |
| HVAC | 100% Warmed & Cooled Air | | | Indicated Value 162,740 Per SqFt | | | | |
| Roof Cover | 1 Composition Shingle | | | Value Reconciliation | | | | |
| Area on Slab | 0 | | | Selected Approach Cost Approach | | | | |
| Fixture/RghIn | 11 / | | | Improvements 142,129 | | | | |
| Bed/F/H Bath | 3 / 2.0 / | | | Lot Value 26,671 | | | | |
| Basement Area | | | | Indicated Value 168,800 82.66 Per SqFt | | | | |
| Garage Type | | | | Agland Value | | | | |
| Remodel | | | | Site Improvements 8,364 | | | | |
| Year/Eff Age | 1984 / 32 | | | Total Value 177,164 86.76 Total Value Per SqFt | | | | |
| Cost Approach | | | | Manual : 01/2025 | | | | |
| Base Cost | 84.33 | Total Misc Impr | + 35,675 | | | | | |
| Roofing Adj | + 3.81 | Garage Cost | + 0 | | | | | |
| Subfloor Adj | + 2.19 | Total RCN | = 253,801 | | | | | |
| Heat/Cool Adj | + 10.30 | Depreciation (44%) | - 111,672 | | | | | |
| Plumbing Adj | + 6.19 | Lump Sums | + 0 | | | | | |
| Basement Adj | + 0.00 | RCNLD | = 142,129 | | | | | |
| Adj Base Cost | = 106.82 | Lot Value | + 26,671 | | | | | |
| Total Area | x 2,042 | Indicated Value | = 168,800 | | | | | |
| Adjusted Cost | = 218,126 | Value Per SqFt | 82.66 | | | | | |
| Miscellaneous Improvements | | | | | | | | |
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 12771 | 10x5 | | 50 | 21.14 | | 1,057 |
| PRCH | SLAB PORCH - COVERED | 12772 | 4x2 | | 8 | 21.27 | | 170 |
| EPSW | ENCLOSED PORCH - SOLID WALL | 12773 | 50x12 | | 600 | 51.87 | | 31,122 |
| PRCH | SLAB PORCH - COVERED | 12774 | 20x8 | | 160 | 20.79 | | 3,326 |



Rogers

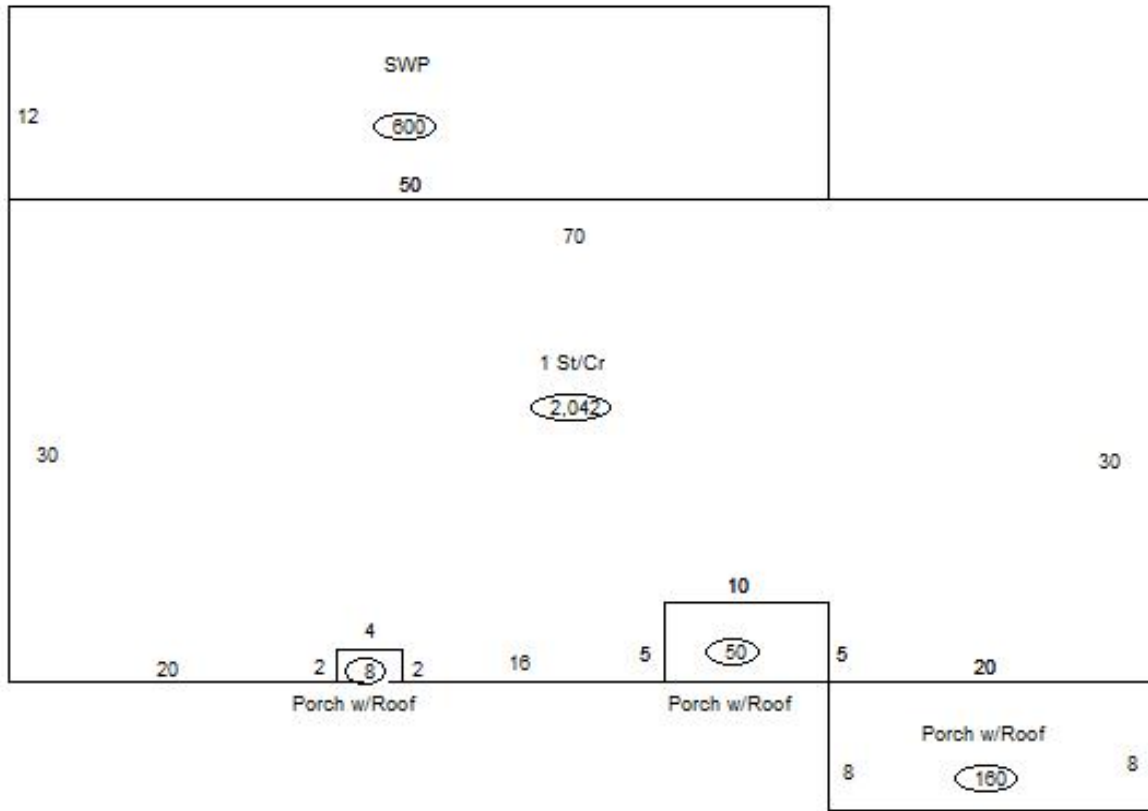
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 13 | 1 St/Cr | 2,042 | 1.000 | 2,042 |
| 2 | M | PRCH | | 13 | SLBC | 50 | 1.000 | 50 |
| 3 | M | PRCH | | 13 | SLBC | 8 | 1.000 | 8 |
| 4 | M | EPSW | | 13 | EPSW | 600 | 1.000 | 600 |
| 5 | M | PRCH | | 13 | SLBC | 160 | 1.000 | 160 |
| Total Building Area | | | | | | 2,042 | | 2,042 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|---|----------------|--------------------------------|---------------|---------------------------------|---------|--------------|
|  | STF Qual 2 | STG FAIR Cond 3 | 0x0x0 Year | | Eff Age | 168 |
| Valuation Summary | | Modifier Total | RCN | Depr (30% Phys/ % Func) | | RCNLD |
| Base Cost (4.68 x 168) | | 786 | | 786 | 236 | 550 |
|  | DTGF Qual 2 | DETACHED GARAGE FAIR Cond 3 | 0x0x0 Year | | Eff Age | 888 |
| Valuation Summary | | Modifier Total | RCN | Depr (45% Phys/ % Func) | | RCNLD |
| Base Cost (16.00 x 888) | | 14,208 | | 14,208 | 6,394 | 7,814 |
|  | PCPT Qual | Carport - Portable Cond | 0x0x0 Year | | Eff Age | |
| Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | | RCNLD |
| Base Cost (4.61 x) | | | | | | |
|  | PCPT Qual | Carport - Portable Cond | 0x0x0 Year | | Eff Age | |
| Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | | RCNLD |
| Base Cost (4.61 x) | | | | | | |