



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:06:14
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Assessment Data					Primary Image																																																																																																																				
Account 660005080 Parcel ID 000000-00-0-00468-017-0021 Cadastral ID 06-21-15-03000 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 313253 OSTEEN, JEREMY D 11802 N 193RD E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11802 N 193RD E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0021 / 0017 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0425\IMG_0041. 4/27/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.32530581 -95.75816104 LOT 21 BLOCK 17 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 0.4113 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,916.00 x 1.80 = 32,251 Factor Value Adjustments 1.0000 Lot Value 32,251		 <p style="text-align: right; color: orange;">04/25/2022 11:39</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0425\IMG_0041. 4/27/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,413 / 1,413
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,413
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

Cost Approach				Manual : 01/2025			
Base Cost	112.30	Total Misc Impr	+ 4,595	Roofing Adj	+ 5.06	Garage Cost	+ 14,498
Subfloor Adj	+ -2.41	Total RCN	= 214,878	Heat/Cool Adj	+ 12.64	Depreciation (11%)	- 23,637
Plumbing Adj	+ 10.97	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 191,241
Adj Base Cost	= 138.56	Lot Value	+ 32,251	Total Area	x 1,413	Indicated Value	= 223,492
		Value Per SqFt	158.17	Adjusted Cost	= 195,785		

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	207,540 146.88 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	202,960 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	191,241
Lot Value	32,251
Indicated Value	223,492 158.17 Per SqFt
Agland Value	
Site Improvements	
Total Value	223,492 158.17 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12803	18x5		90	26.65		2,399
PRCH	SLAB PORCH - COVERED	12805	7x7		49	26.78		1,312
PATO	Slab Porch - Open	153437	11x7		77	11.48		884



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						