



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:59:13
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Assessment Data					Primary Image																																																																																																																				
Account 660005107 Parcel ID 000000-00-0-00471-003-0008 Cadastral ID 06-21-15-03270 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 284785 AVERY, BRANDON & JENNIFER 11806 N 195TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 11806 N 195TH E AVE Subdivision LOOKING GLASS EXT Lot/Block 0008 / 0003 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: 36.32581821 -95.75531051																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.6682		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	29,107.00 x 1.72 = 50,157		
Factor Value			
Adjustments	1.0000		
Lot Value	50,157		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,640 / 1,640
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	360 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1970 / 54

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	131,514	80.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	158,860		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.99	Total Misc Impr	+ 10,351				
Roofing Adj	+ 3.90	Garage Cost	+ 9,184				
Subfloor Adj	+ 2.31	Total RCN	= 200,296				
Heat/Cool Adj	+ 10.30	Depreciation (62%)	- 124,184				
Plumbing Adj	+ 5.72	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 76,112				
Adj Base Cost	= 110.22	Lot Value	+ 50,157				
Total Area	x 1,640	Indicated Value	= 126,269				
Adjusted Cost	= 180,761	Value Per SqFt	76.99				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	76,112		
Lot Value	50,157		
Indicated Value	126,269	76.99	Per SqFt
Agland Value			
Site Improvements	1,153		
Total Value	127,422	77.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	12863	15x5		75	21.06		1,580
PRCH	SLAB PORCH - COVERED	12864	29x7		203	20.66		4,194



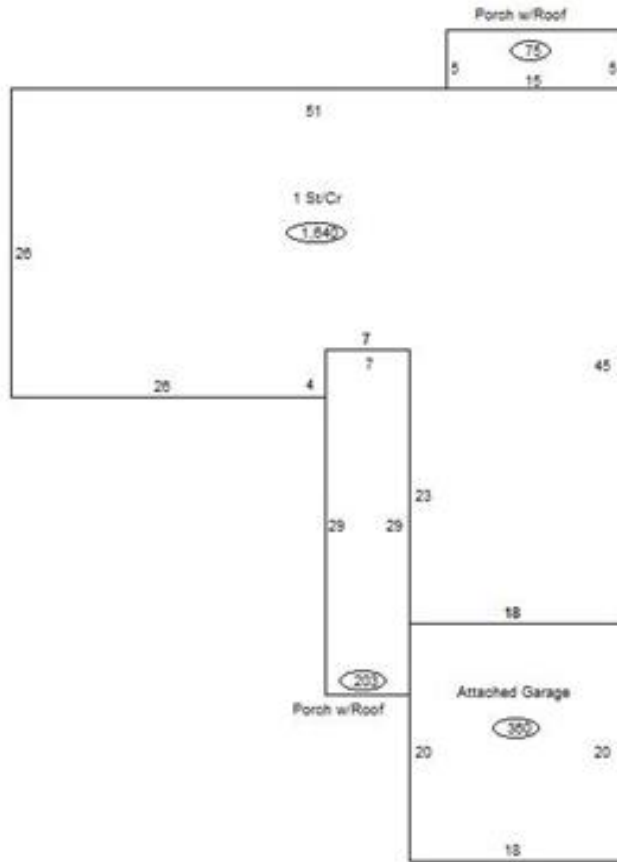
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Sketch Image

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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	1,640	1.000	1,640
2	G	1		13	Attached Garage	360	1.000	360
3	M	PRCH		13	SLBC	75	1.000	75
4	M	PRCH		13	SLBC	203	1.000	203
Total Building Area						1,640		1,640



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x22x0			352
	Qual	2	Cond 3	Year	Eff Age 1520	
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 352)	1,647		1,647	494
						1,153