



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:57:07
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Assessment Data					Primary Image																																																																																																																				
Account 660005121 Parcel ID 000000-00-0-00471-004-0013 Cadastral ID 06-21-15-03410 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 277685 AL-KAZAZ, GAHLIB TRUST PO BOX 471352 TULSA OK 74147-0000 Parcel Location Situs 11623 N 195TH E AVE Subdivision LOOKING GLASS EXT Lot/Block 0013 / 0004 Parcel Size 2 - 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	2		
Non-Ag Acres	0.315		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	13,721.00 x 1.85 = 25,384		
Factor Value			
Adjustments	1.0000		
Lot Value	25,384		



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Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,519 / 1,519
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,519
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	142,296	93.68	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	99.10	Total Misc Impr	+ 5,086				
Roofing Adj	+ 4.04	Garage Cost	+ 11,285				
Subfloor Adj	+ 0.00	Total RCN	= 201,340				
Heat/Cool Adj	+ 10.30	Depreciation (77%)	- 155,032				
Plumbing Adj	+ 8.33	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 46,308				
Adj Base Cost	= 121.77	Lot Value	+ 25,384				
Total Area	x 1,519	Indicated Value	= 71,692				
Adjusted Cost	= 184,969	Value Per SqFt	47.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,308		
Lot Value	25,384		
Indicated Value	71,692	47.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	71,692	47.20	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	12867	6x4		24	21.22		509



Rogers

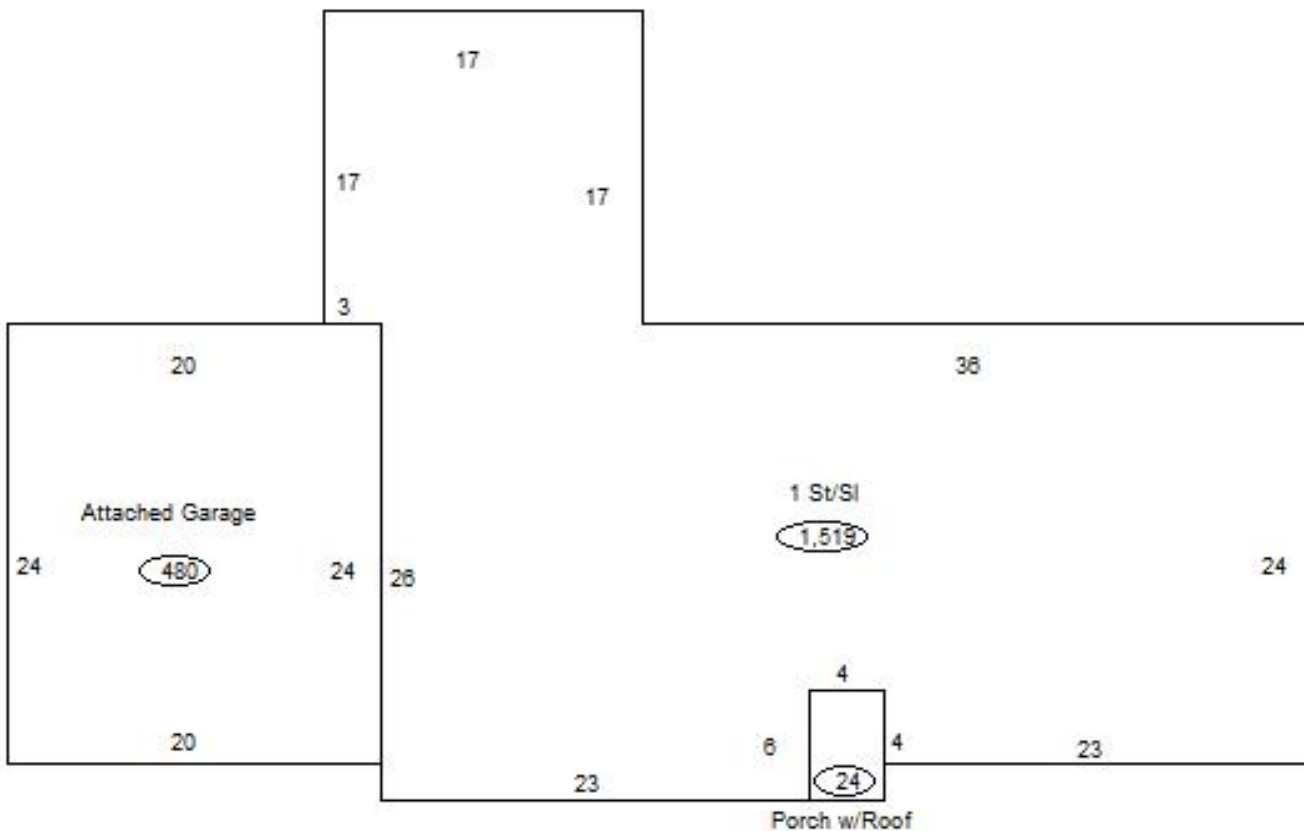
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Sketch Image

660005121



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,519	1.000	1,519
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						1,519		1,519