



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:11:33
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Assessment Data					Primary Image																																																																																																																				
Account 660074705 Parcel ID 000000-00-0-00140-004-0001 Cadastral ID 01-21-14-02650 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 335996 SANCHEZ, SERGIO & MAYRA PEREZ 18195 VALLEY AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 18195 E VALLEY AVE Subdivision CEDAR BLUFF Lot/Block 0001 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1082 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32693213 -95.77142969																																																																																																																									
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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.327	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	57,806.00 x 1.74 = 100,777	
Factor Value		
Adjustments	1.0000	
Lot Value	100,777	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,239 / 2,239
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,239
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	286,664	128.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	353,540 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.19	Total Misc Impr	+	11,365			
Roofing Adj	+ 5.24	Garage Cost	+	19,900			
Subfloor Adj	+ -3.40	Total RCN	=	332,254			
Heat/Cool Adj	+ 14.47	Depreciation (22%)	-	73,096			
Plumbing Adj	+ 7.93	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	259,158			
Adj Base Cost	= 134.43	Lot Value	+	100,777			
Total Area	x 2,239	Indicated Value	=	359,935			
Adjusted Cost	= 300,989	Value Per SqFt		160.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,158		
Lot Value	100,777		
Indicated Value	359,935	160.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	359,935	160.76	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	89088	7x7		49	29.37		1,439
PRCH	SLAB PORCH - COVERED	89089	12x10		120	29.13		3,496



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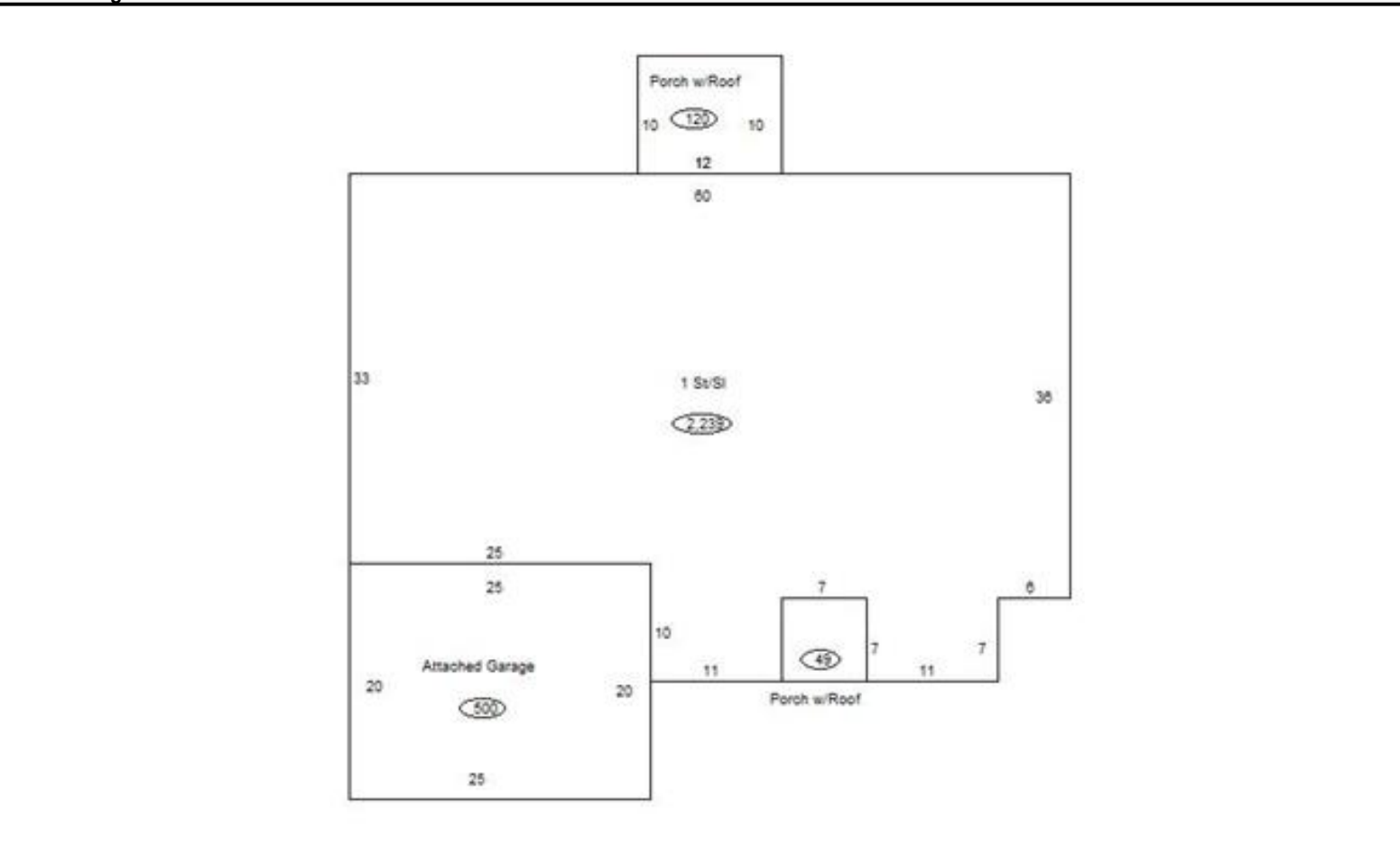
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Sketch Image

660074705



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,239	1.000	2,239
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	49	1.000	49
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						2,239		2,239