



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:06:52
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Assessment Data					Primary Image																																																																																																																				
Account 660081725 Parcel ID 000000-00-0-00650-005-0010 Cadastral ID 01-21-14-04460 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 323729 YANG, MA 11990 GUN SMOKE DR COLLINSVILLE OK 74021-0000 Parcel Location Situs 11990 N GUNSMOKE DR Subdivision RANCH ACRES ESTATES V Lot/Block 0010 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32608059 -95.76458549																																																																																																																									
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.7541 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 32,850.00 x 1.64 = 53,723 Factor Value Adjustments 1.0000 Lot Value 53,723		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 2.5 - Fair Architecture Style 100% One Story Exterior Wall 100% Veneer, Masonry Base/Total Area 1,464 / 1,464 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,464 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 400 Attached Garage - Unfinished 2 Stalls Remodel Year/Eff Age 2003 / 17		

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-4-19\IMG_010' 4/21/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,464 / 1,464
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,464
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	177,872	121.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	187,980		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.58	Total Misc Impr	+ 9,019				
Roofing Adj	+ 4.55	Garage Cost	+ 11,700				
Subfloor Adj	+ -1.18	Total RCN	= 214,011				
Heat/Cool Adj	+ 11.47	Depreciation (21%)	- 44,942				
Plumbing Adj	+ 9.61	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 169,069				
Adj Base Cost	= 132.03	Lot Value	+ 53,723				
Total Area	x 1,464	Indicated Value	= 222,792				
Adjusted Cost	= 193,292	Value Per SqFt	152.18				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,069		
Lot Value	53,723		
Indicated Value	222,792	152.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,792	152.18	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	5,095.98		5,096
PATO	SLAB PORCH - OPEN	99511		136	136	10.54		1,433
PRCH	SLAB PORCH - COVERED	99513		104	104	23.94		2,490



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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)						