



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:42:54
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Assessment Data					Primary Image																																																																																																																				
Account 660086860 Parcel ID 000000-00-0-00946-001-0015 Cadastral ID 01-21-14-05140 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 345717 SAIZ, JOHNN JACOB 12197 N 180TH E AVE COLLINSVILLE OK 74021-0000 Parcel Location Situs 12197 N 180TH E AVE Subdivision WINFIELD RIDGE Lot/Block 0015 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-31\IMG_007I 4/1/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.33073720 -95.77200980 WINFIELD RIDGE LOT 15 BLOCK 1																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size	107 x 204		
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5573		
Topography	HIGH		
Street Access	PAVED		
Utilities	WATER/ELEC		
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	24,277.00 x 1.75 = 42,429		
Factor Value			
Adjustments	1.0000		
Lot Value	42,429		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-31\IMG_007I 4/1/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,591 / 3,135
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,591
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	792 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	491,062	156.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	437,710		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.52	Total Misc Impr	+ 27,686
Roofing Adj	+ 4.79	Garage Cost	+ 35,973
Subfloor Adj	+ -3.78	Total RCN	= 461,365
Heat/Cool Adj	+ 16.31	Depreciation (14%)	- 64,591
Plumbing Adj	+ 8.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 396,774
Adj Base Cost	= 126.86	Lot Value	+ 42,429
Total Area	x 3,135	Indicated Value	= 439,203
Adjusted Cost	= 397,706	Value Per SqFt	140.10

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	396,774		
Lot Value	42,429		
Indicated Value	439,203	140.10	Per SqFt
Agland Value			
Site Improvements	54,629		
Total Value	493,832	157.52	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	105745		357	357	31.76		11,338
PATO	SLAB PORCH - OPEN	105746	16x10		160	13.69		2,190
PATO	SLAB PORCH - OPEN	105747	482		482	10.78		5,196
PRCH	SLAB PORCH - COVERED	105748	52		52	33.03		1,718



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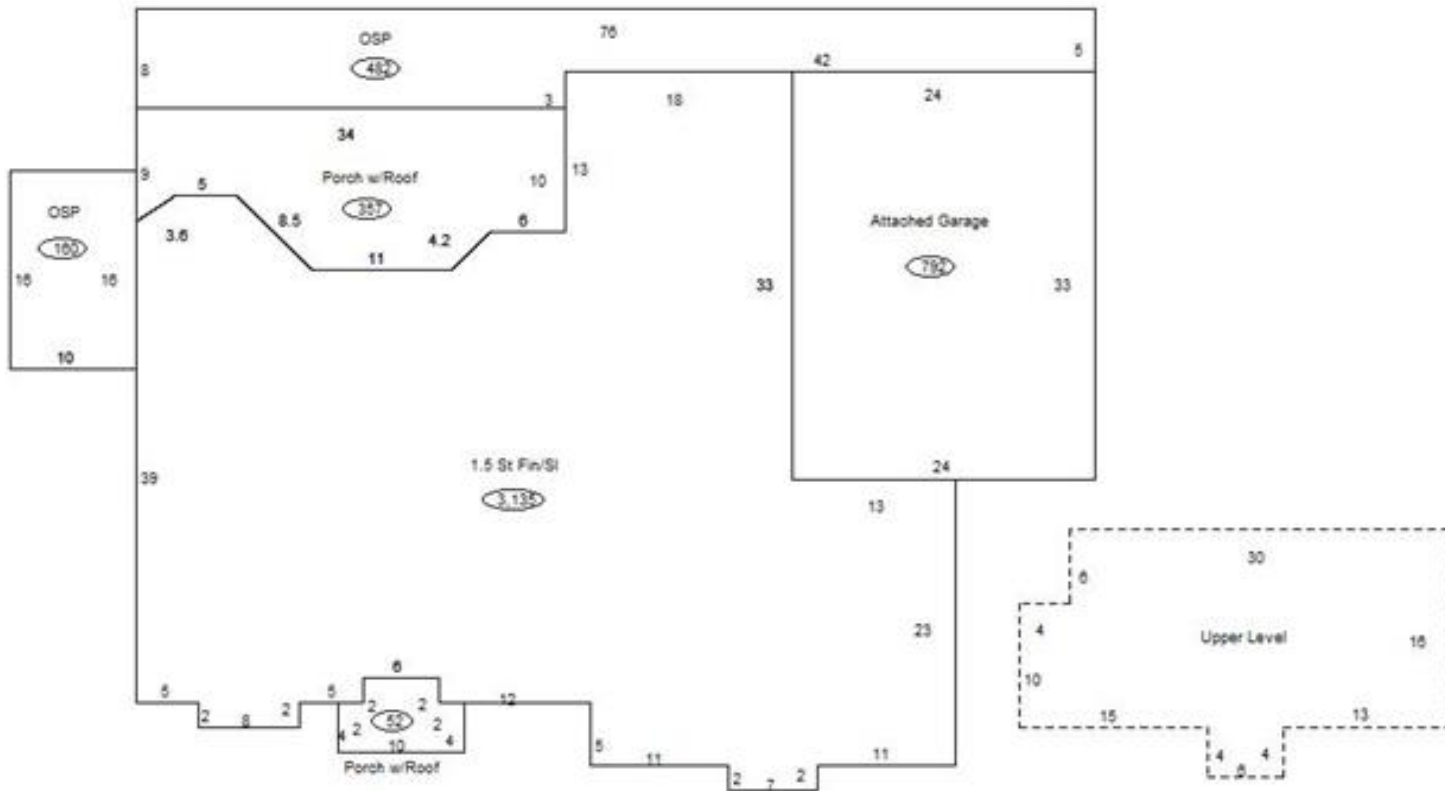
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,591	1.210	3,135
2	G	1		13	Attached Garage	792	1.000	792
3	M	PRCH		13	SLBC	357	1.000	357
4	M	PATO		13	Open Slab	160	1.000	160
5	M	PATO		13	Open Slab	482	1.000	482
6	M	PRCH		13	SLBC	52	1.000	52
7	U	^UL	Overhang	13	Upper Level	544	1.000	544
Total Building Area						2,591		3,135



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x36x0			1,800
	Qual	2	Cond 2	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
	Base Cost (29.07 x 1,800)	52,326		52,326	11,512	40,814
	LNT0	LEAN TO - ATTACHED	36x3x0			216
	Qual	2	Cond 2	Year 2015	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (8.47 x 216)	1,830		1,830	915	915
	SG	SWIM-GUNITE	0x0x0			1
	Qual	2	Cond 2	Year 2011	Eff Age 15	
	Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)	30,000		30,000	17,100	12,900