



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660001657 Parcel ID 22N17E-02-1-00000-000-0000 Cadastral ID 02-22-17-02600 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 303008 DAKE, ELLIS 6134 E 52ND PL TULSA OK 74135-7708 Parcel Location Situs 13100 S 4240 RD Subdivision Lot/Block / Parcel Size 9 - Acres Sec/Twn/Rng 2 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.42060270 -95.45471202																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	9	
Non-Ag Acres	8.8903	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	387,261.00 x .31 = 118,595	
Factor Value		
Adjustments	1.0000	
Lot Value	118,595	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	3 - Average
Architecture	STG Storage Value
Style	100% Two Story
Exterior Wall	25% Frame, Siding, Wood 75% Veneer, Stone
Base/Total Area	868 / 1,493
Style	100% Two Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	4 Metal, Preformed
Area on Slab	868
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1962 / 90



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/24/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	128,239	85.89	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	94.97	Total Misc Impr	+	54,848			
Roofing Adj	+ 3.70	Garage Cost	+				
Subfloor Adj	+ -1.46	Total RCN	=	211,479			
Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	169,183			
Plumbing Adj	+ 7.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	42,296			
Adj Base Cost	= 104.91	Lot Value	+	118,595			
Total Area	x 1,493	Indicated Value	=	160,891			
Adjusted Cost	= 156,631	Value Per SqFt		107.76			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	42,296		
Lot Value	118,595		
Indicated Value	160,891	107.76	Per SqFt
Agland Value			
Site Improvements	7,283		
Total Value	168,174	112.64	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	5,615.40		5,615
EPSW	ENCLOSED PORCH - SOLID WALL	4474	28x12		336	68.03		22,858
EPSW	ENCLOSED PORCH - SOLID WALL	130084	25x12		300	68.33		20,499
PRCH	SLAB PORCH - COVERED	130085	28x8		224	26.23		5,876



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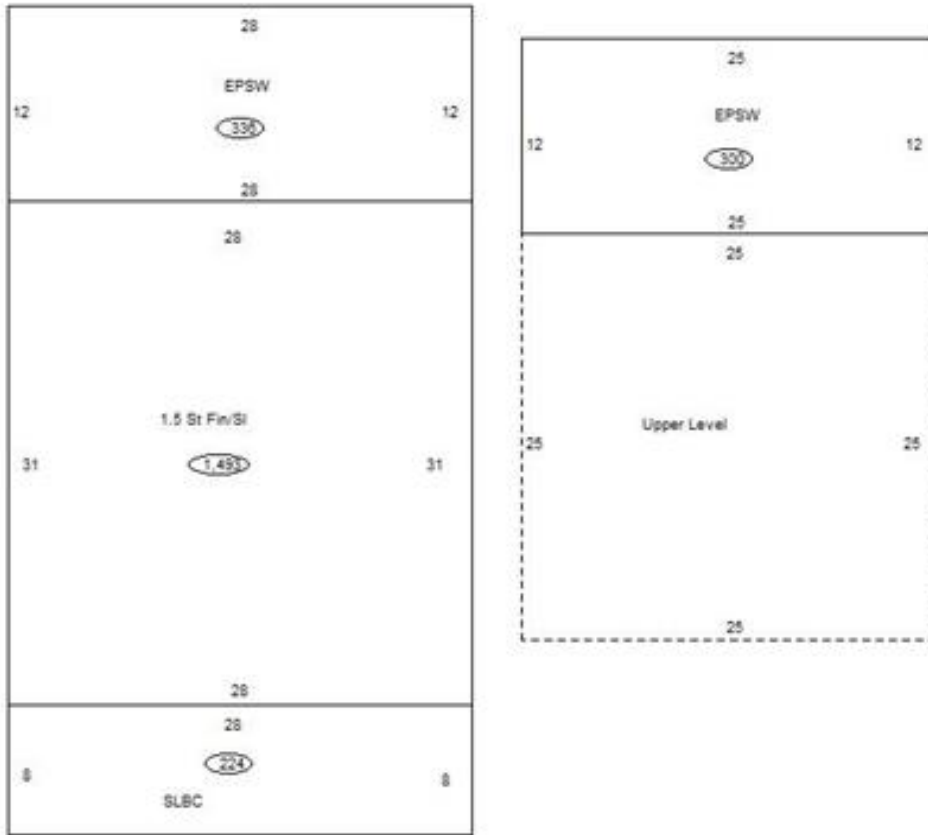
Date 04/18/2026

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Sketch Image

660001657



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	868	1.720	1,493
2	U	^UL		10	Upper Level	625	1.000	625
3	M	EPSW		10	EPSW	336	1.000	336
4	M	EPSW		10	EPSW	300	1.000	300
5	M	PRCH		10	SLBC	224	1.000	224
Total Building Area						868		1,493



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD	
Base Cost (24.52 x 160)	3,923		3,923	549	3,374



SHDS	SHED		12x20x8	Plank	Formed Metal	240
Qual 3	Cond 3	Year 2018	Eff Age 6			

Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
Base Cost (22.62 x 240)	5,429		5,429	1,520	3,909