



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																															
<b>Account</b> 660002567 <b>Parcel ID</b> 23N16E-03-1-00000-000-0000 <b>Cadastral ID</b> 03-23-16-00700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 269535 OKLAHOMA TERRITORY INC91840691  2432 E 51ST ST TULSA OK 74105-0000  <b>Parcel Location</b> <b>Situs</b> 07394 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .52 - Acres <b>Sec/Twn/Rng</b> 3 / 23 / 16 / 1 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																				
<b>Legal Description</b> Lat/Long: 36.50479524 -95.58183799 SW SE NE BEG: 15' W NE/C, S 30-58 W 150', W & PARALLEL TO N/L 150', N 30-58 E 150', TH E 150' TO POB																																																																																				
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																																													
2025	2025-660002567	OKLAHOMA TERRITORY INC91840691	71	166,451	0	7,285	698.00																																																																													
2024	2024-660002567	OKLAHOMA TERRITORY INC	71	75,010	0	6,937	677.00																																																																													
2023	2023-660002567	OKLAHOMA TERRITORY INC	71	60,916	0	6,607	651.00																																																																													
2022	2022-660002567	OKLAHOMA TERRITORY INC	71	57,207	0	6,293	623.00																																																																													
2021	2021-660002567	OKLAHOMA TERRITORY INC	71	61,602	0	6,401	639.00																																																																													
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2019	2019-660002567	OKLAHOMA TERRITORY INC	71	52,784	0	5,807	595.00																																																																													
2018	2018-660002567	OKLAHOMA TERRITORY INC	71	55,771	0	6,135	622.00																																																																													
2017	2017-660002567	OKLAHOMA TERRITORY INC	71	55,321	0	6,086	624.00																																																																													
2016	2016-660002567	OKLAHOMA TERRITORY INC	71	57,620	0	6,339	659.00																																																																													
2015	2015-660002567	MCCAULEY, TERRI	71	51,674	0	4,744	488.00																																																																													
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2013	2013-660002567	MCCAULEY, TERRI	71	49,000	0	4,078	427.00																																																																													



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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4975		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	21,671.00 x .72 = 15,603		
Factor Value			
Adjustments	1.0000		
Lot Value	15,603		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,384 / 1,648
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	616 Attached Garage - Finished
Remodel	
Year/Eff Age	1984 / 32

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	186,764 113.33 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	124,139
Lot Value	15,603
Indicated Value	139,742 84.79 Per SqFt
Agland Value	
Site Improvements	
Total Value	139,742 84.79 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.30	Total Misc Impr	+ 4,994
Roofing Adj	+ 3.71	Garage Cost	+ 19,843
Subfloor Adj	+ 0.99	Total RCN	= 200,712
Heat/Cool Adj	+ 11.24	Depreciation ( 42%)	- 84,299
Plumbing Adj	+ 5.48	Lump Sums	+ 7,726
Basement Adj	+ 0.00	RCNLD	= 124,139
Adj Base Cost	= 106.72	Lot Value	+ 15,603
Total Area	x 1,648	Indicated Value	= 139,742
Adjusted Cost	= 175,875	Value Per SqFt	84.79

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,994.06		4,994
WODC	WOOD DECK - COVERED	6790	8x6		48	48.20		2,314
WODO	WOOD DECK - OPEN	148945	504		504	15.72	50%	3,961
WODO	WOOD DECK - OPEN	148946	12x10		120	24.19	50%	1,451



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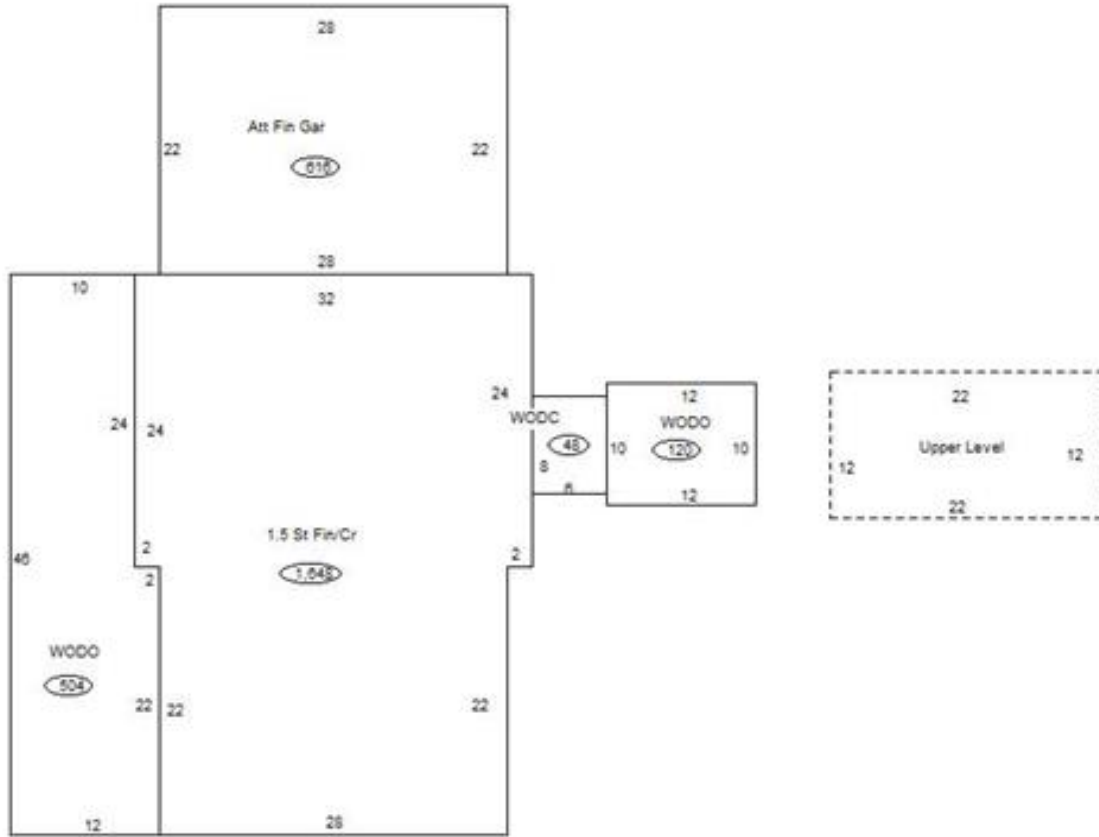
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,384	1.191	1,648
2	G	5		13	Att Fin Gar	616	1.000	616
3	M	WODC		13	WODC	48	1.000	48
4	U	^UL	Overhang	13	Upper Level	264	1.000	264
5	M	WODO		13	WODO	504	1.000	504
6	M	WODO		13	WODO	120	1.000	120
<b>Total Building Area</b>						<b>1,384</b>		<b>1,648</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			80
	Qual	2	Cond	3	Year	Eff Age

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 80)	374		374	374