



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 17:58:36  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003501 <b>Parcel ID</b> 000000-00-0-50040-053-0004 <b>Cadastral ID</b> 05-19-17-02860 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 302241 HERSHBERGER, LEON JAY & JILL DYAN REVOCABLE TRUST  1708 S OWASSO AVE TULSA OK 74120-6824  <b>Parcel Location</b> <b>Situs</b> 00259 A ST NW <b>Subdivision</b> GRANDVIEW <b>Lot/Block</b> 0004 / 0053 Parcel Size 2 - Lots <b>Sec/Twn/Rng</b> 5 / 19 / 17 / 5 <b>Neighborhood</b> 1205 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					<p>660003501 12/04/25</p> <p>660003501_001.JPG 12/6/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.15350949 -95.51321635																																																																																																																									
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Date 04/17/2026  
 Time 17:58:36  
 Page 2

Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 14000 <b>Non-Ag Acres</b> 0.3214 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 14,002.00 x 2.35 = 32,905 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 32,905		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	1 - Low
<b>Quality</b>	1.5 - Low
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,305 / 1,305
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1940 / 120

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 42,680 32.70 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 1 <b>Indicated Value</b> 1,300 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	81.20	<b>Total Misc Impr</b>	+ 17,965	<b>Roofing Adj</b>	+ 3.76	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 2.31	<b>Total RCN</b>	= 149,574	<b>Heat/Cool Adj</b>	+ 9.89	<b>Depreciation ( 100%)</b>	- 149,574
<b>Plumbing Adj</b>	+ 3.69	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 0
<b>Adj Base Cost</b>	= 100.85	<b>Lot Value</b>	+ 32,905	<b>Total Area</b>	x 1,305	<b>Indicated Value</b>	= 32,905
		<b>Value Per SqFt</b>	25.21	<b>Adjusted Cost</b>	= 131,609		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> <b>Lot Value</b> 32,905 <b>Indicated Value</b> 32,905 25.21 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 32,905 25.21 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8566	29x5		145	20.14		2,920
EPSW	ENCLOSED PORCH - SOLID WALL	8567	29x10		290	51.88		15,045



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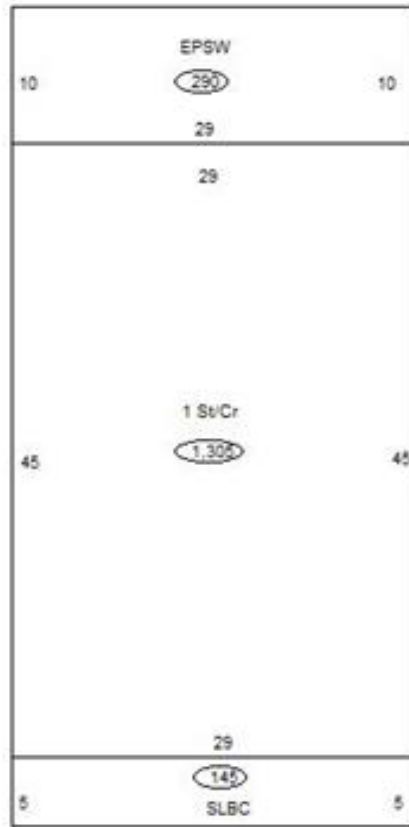
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Page 3

### Sketch Image

660003501



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,305	1.000	1,305
2	M	PRCH		13	SLBC	145	1.000	145
3	M	EPSW		13	EPSW	290	1.000	290
<b>Total Building Area</b>						1,305		1,305



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Page 4

660003501

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV	DETACHED GARAGE FAIR - FELL IN -NCV	0x0x0			
	Qual 2	Cond 3	Year 0	Eff Age 0		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ 0% Func)</b>	<b>RCNLD</b>	
Base Cost (0.00 x )						