



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image						
Account	660003560									
Parcel ID	000000-00-0-50040-063-0014									
Cadastral ID	05-19-17-03440									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	19 - INOLA OT									
Name ID	337312									
BUD FOX INVESTMENTS LLC										
3315 E 39TH ST TULSA OK 74135-0000										
Parcel Location										
Situs	00005 C ST SW									
Subdivision	GRANDVIEW									
Lot/Block	0014 / 0063	Parcel Size	1 - Lots							
Sec/Twn/Rng	5 / 19 / 17 / 5									
Neighborhood	1205 - R-V03-SE INOLA									
School District	S005 - INOLA SCHOOLS									
Legal Description Lat/Long: 36.14912757 -95.51188971				Building Permits						
LOT 13 & N 25' LOT 14 BLOCK 63 GRAND VIEW				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	BEACH, DENNIS R	01/27/2022	70,000	YES	
					1809/309	BREIEN, JACK	08/31/2006	75,000	YES	
					1769/778	MCNICHOL, MICHAEL SHAWN &	04/28/2006	51,500	YES	
					1160/142	DAVIS, JANICE E	03/08/1999	59,000	Yes	
					1106/5	BEST, NAOMI	04/02/1998	30,000	No	
					1016/708	DINSMORE, RUTH O EST	02/26/1996	0	No	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2023	Land Value	24,677	11,809	11%	1,299	Assessed	8,914	713.65	
Year Frozen	0	Improvements	70,063	69,224		7,615	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	94,740	81,033		8,914	Total Taxable	8,914	714.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660003560	BUD FOX INVESTMENTS LLC			19	93,332	0	8,489	680.00	
2024	2024-660003560	BUD FOX INVESTMENTS LLC			19	95,331	0	8,084	650.00	
2023	2023-660003560	BUD FOX INVESTMENTS LLC			19	70,000	0	7,700	620.00	
2022	2022-660003560	BUD FOX INVESTMENTS LLC			19	79,502	0	8,745	709.00	
2021	2021-660003560	BEACH, DENNIS R			19	82,841	0	9,112	730.00	
2020	2020-660003560	BEACH, DENNIS R			19	82,428	0	9,038	730.00	
2019	2019-660003560	BEACH, DENNIS R			19	78,254	0	8,608	711.00	
2018	2018-660003560	BEACH, DENNIS R			19	81,641	0	8,980	750.00	
2017	2017-660003560	BEACH, DENNIS R			19	80,954	0	8,905	749.00	
2016	2016-660003560	BEACH, DENNIS R			19	78,784	0	8,666	737.00	
2015	2015-660003560	BEACH, DENNIS R			19	77,021	0	8,472	735.00	
2014	2014-660003560	BEACH, DENNIS R			19	77,654	0	8,394	754.00	
2013	2013-660003560	BEACH, DENNIS R			19	76,632	0	7,994	673.00	



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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10500 <b>Non-Ag Acres</b> 0.2411 <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> 10,501.00 x 2.35 = 24,677 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 24,677		<p>660003560 11/14/25</p> <p>660003560_001.JPG 12/6/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,209 / 1,209
<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>	8 /
<b>Bed/F/H Bath</b>	3 / 1.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1969 / 43

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> 77,013 63.70 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 8 <b>Indicated Value</b> 76,460 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	90.73	<b>Total Misc Impr</b>	+ 8,056	<b>Garage Cost</b>	+		
<b>Roofing Adj</b>	+ 4.08	<b>Total RCN</b>	= 147,297	<b>Depreciation ( 53%)</b>	-	78,067	
<b>Subfloor Adj</b>	+ 2.31	<b>Lump Sums</b>	+ 0	<b>RCNLD</b>	=	69,230	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Lot Value</b>	+ 24,677	<b>Indicated Value</b>	=	93,907	
<b>Plumbing Adj</b>	+ 7.75	<b>Value Per SqFt</b>	77.67				
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 115.17						
<b>Total Area</b>	x 1,209						
<b>Adjusted Cost</b>	= 139,241						

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 69,230 <b>Lot Value</b> 24,677 <b>Indicated Value</b> 93,907 77.67 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 833 <b>Total Value</b> 94,740 78.36 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8728	30x12		360	20.26		7,294
PRCH	SLAB PORCH - COVERED	8729	6x6		36	21.18		762



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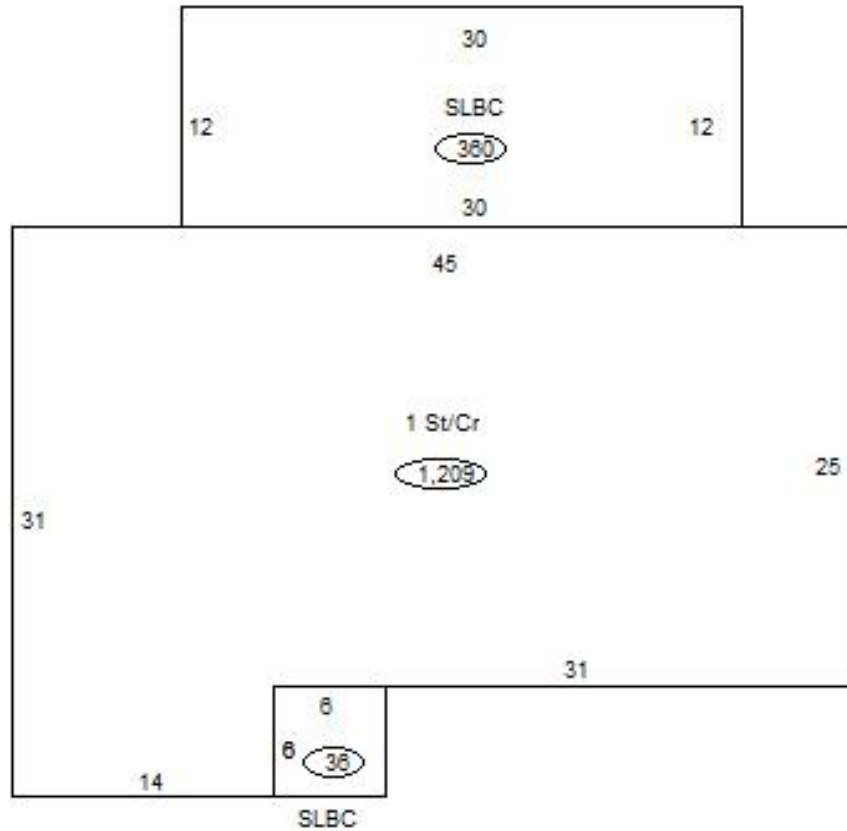
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,209	1.000	1,209
2	M	PRCH		13	SLBC	360	1.000	360
3	M	PRCH		13	SLBC	36	1.000	36
<b>Total Building Area</b>						1,209		1,209



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPAT	Carport - Attached	10x18x8	Concrete	Formed Metal	180
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (9.64 x 180)	1,735		1,735	902 833