



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 14:43:06
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005006 Parcel ID 000000-00-0-00468-011-0010 Cadastral ID 06-21-15-02250 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 320830 TULSA RENT-TO-OWN LLC 3701-A S HARVARD #160 TULSA OK 74135-0000 Parcel Location Situs 11971 N 194TH E AVE Subdivision LOOKING GLASS ESTATE Lot/Block 0010 / 0011 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32743896 -95.75619070																																																																																																																									
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 Time 14:43:07
 Page 2

Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	2		
Non-Ag Acres	0.6913		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	30,111.00 x 1.72 = 51,669		
Factor Value			
Adjustments	1.0000		
Lot Value	51,669		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,668 / 1,668
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,668
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Detached Garage - Unfinished
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	151,797 91.01 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	208,230 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	111,156
Lot Value	51,669
Indicated Value	162,825 97.62 Per SqFt
Agland Value	
Site Improvements	
Total Value	162,825 97.62 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	82.93	Total Misc Impr	+ 9,189
Roofing Adj	+ 3.80	Garage Cost	+ 12,030
Subfloor Adj	+ 0.00	Total RCN	= 195,708
Heat/Cool Adj	+ 10.30	Depreciation (44%)	- 86,112
Plumbing Adj	+ 7.58	Lump Sums	+ 1,560
Basement Adj	+ 0.00	RCNLD	= 111,156
Adj Base Cost	= 104.61	Lot Value	+ 51,669
Total Area	x 1,668	Indicated Value	= 162,825
Adjusted Cost	= 174,489	Value Per SqFt	97.62

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
WODO	WOOD DECK - OPEN	12715		270	270	16.51	65%	1,560
PRCH	SLAB PORCH - COVERED	12716		224	224	20.59		4,612



Rogers

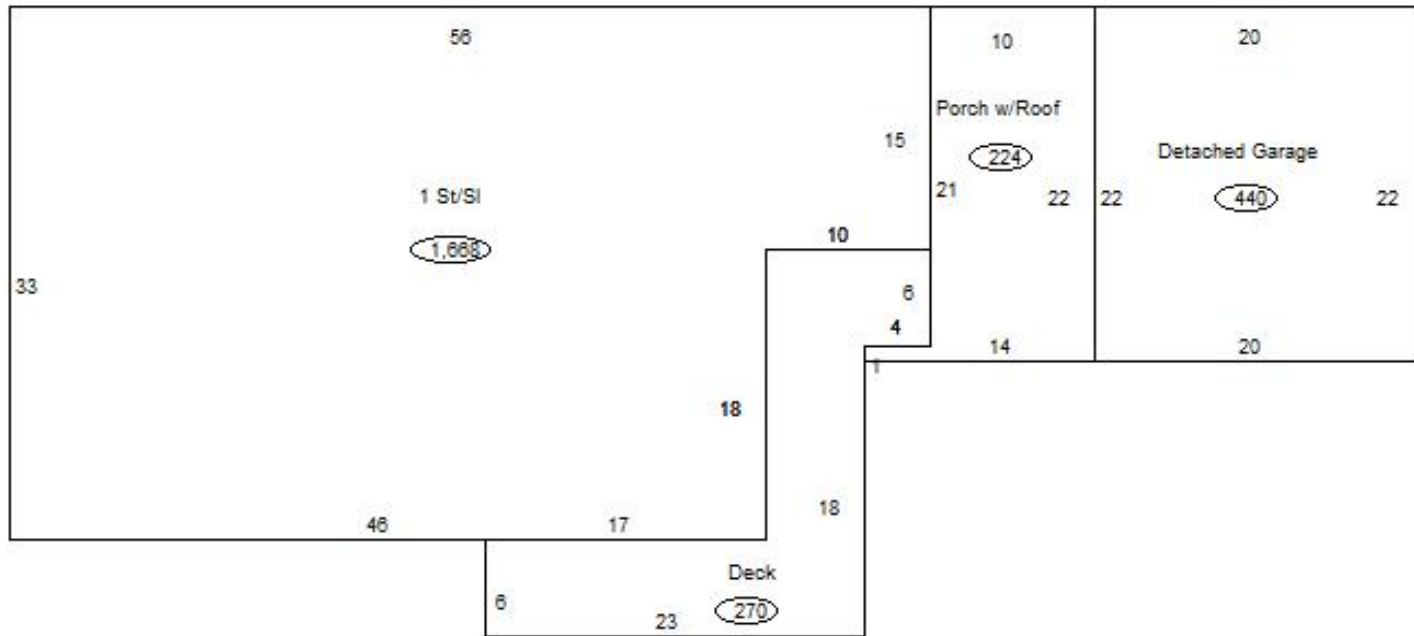
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 Page 3

Sketch Image

660005006



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,668	1.000	1,668
2	M	WODO		13	WODO	270	1.000	270
3	M	PRCH		13	SLBC	224	1.000	224
4	G	2		13	Detached Garage	440	1.000	440
Total Building Area						1,668		1,668