



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:54:55
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Assessment Data					Primary Image																																																																																																																				
Account 660010350 Parcel ID 20N14E-10-3-00000-000-0000 Cadastral ID 10-20-14-00400 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 323470 MARVELOUS FARMS INC 1209 N 172ND E AVE TULSA OK 74166-0000 Parcel Location Situs 04675 N 145TH E AVE Subdivision Lot/Block / Parcel Size 6.21 - Acres Sec/Twn/Rng 10 / 20 / 14 / 3 Neighborhood 6100 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.22345555 -95.81424864 NW SW SW LESS .84 AC HWY & LES S BIRD CR																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	STG Storage Value
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,278 / 1,278
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1958 / 95

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	79.37	Total Misc Impr	+	2,171	
Roofing Adj	+ 3.78	Garage Cost	+	15,016	
Subfloor Adj	+ 2.33	Total RCN	=	132,935	
Heat/Cool Adj	+ 0.70	Depreciation (90%)	-	119,642	
Plumbing Adj	+ 4.39	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	13,293	
Adj Base Cost	= 90.57	Lot Value	+		
Total Area	x 1,278	Indicated Value	=	13,293	
Adjusted Cost	= 115,748	Value Per SqFt		10.40	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	13,293		
Lot Value			
Indicated Value	13,293	10.40	Per SqFt
Agland Value	830		
Site Improvements	11,289		
Total Value	25,412	19.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	24066	20x6		120	18.09		2,171



Rogers

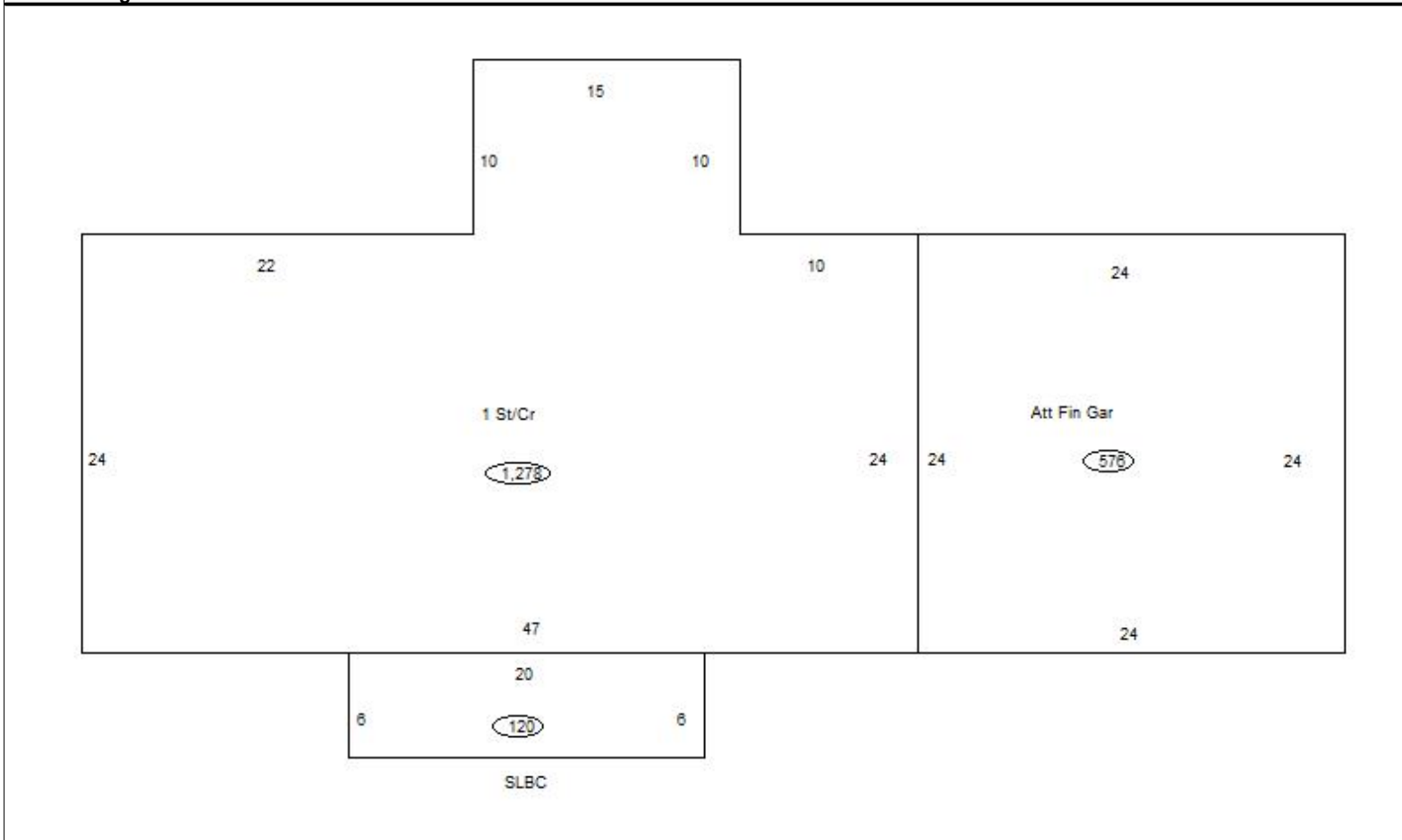
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,278	1.000	1,278
2	G	5		10	Att Fin Gar	576	1.000	576
3	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						1,278		1,278



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	0x0x8	Plank	Formed Metal	312
	Qual 4	Cond 3	Year 2017	Eff Age 7		
	Interior Finish (Residential)		Finished Area	Fixture Count		8,114
Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)		RCNLD
Base Cost (23.66 x 312)		7,382	8,114	15,496	4,959	10,537
	WODC	Wood Deck - Covered	6x4x8	Plank	Formed Metal	24
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (39% Phys/ % Func)	
Base Cost (51.32 x 24)		1,232	1,232	480		752



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VE	VERDIGRIS CLAY LOAM	TMBR	90		0	3.940	162	162	638	638
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	2.270	85	85	192	192
TMBR Totals						6.210			830	830
Total Agland						6.210			830	830