



# 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> 660011039 <b>Parcel ID</b> 000000-00-0-00204-001-0005 <b>Cadastral ID</b> 10-21-17-03250 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 339270 TPAT PROPERTIES LLC  3153 N LEWIS AVE TULSA OK 74110-0000  <b>Parcel Location</b> <b>Situs</b> 19295 S SHANNON DR <b>Subdivision</b> COUNTRY AIRE ESTATES <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 17 / 5 <b>Neighborhood</b> 1061 - R-V03-SE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660011039 12/09/25</p> <p>660011039_001.JPG 12/9/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.30882144 -95.48436726 LOT 5 BLOCK 1 COUNTRY AIRE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1061 #1		Primary Image					
Lot Size						660011039		12/09/25	
Lot Count						660011039_001.JPG		12/9/2025	
Units Buildable	1					<b>GRM Approach</b>			
Non-Ag Acres	2.758					<b>GRM Code</b>			
Topography						<b>Gross Rent</b>		0.00	
Street Access						<b>Indicated Value</b>			
Utilities						<b>Multiple Regression</b>			
Amenities	LAND QUALITY					<b>MRA Code</b>		1 Test	
Method	Square-Foot					<b>Adusted R</b>		0.8445	
Base Lot Value	120,138.00 x .38 = 45,808					<b>Indicated Value</b>		252,264 108.45 Per SqFt	
Factor Value		<b>Direct Comparables</b>							
Adjustments		<b>Selection Model</b>		A Adam Test					
Lot Value	45,808	<b>Adjustment Model</b>		1 2022 Residential					
<b>Residential Data</b>		<b>Comparables</b>		1					
Type	1 Single Family Residence	<b>Indicated Value</b>		216,170 Per SqFt					
Condition	2.5 - Fair	<b>Value Reconciliation</b>							
Quality	2.5 - Fair	<b>Selected Approach</b>		Cost Approach					
Architecture		<b>Improvements</b>		145,065					
Style	100% Two Story	<b>Lot Value</b>		45,808					
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl	<b>Indicated Value</b>		190,873 82.06 Per SqFt					
Base/Total Area	1,163 / 2,326	<b>Agland Value</b>							
Style	100% Two Story	<b>Site Improvements</b>		21,896					
HVAC	100% Warmed & Cooled Air	<b>Total Value</b>		212,769 91.47 Total Value Per SqFt					
Roof Cover	1 Composition Shingle								
Area on Slab	1,163								
Fixture/RghIn	11 /								
Bed/F/H Bath	3 / 2.0 /								
Basement Area									
Garage Type	616 Attached Garage - Unfinished								
Remodel									
Year/Eff Age	1986 / 35								
<b>Cost Approach</b>		<b>Manual : 01/2025</b>							
Base Cost	78.86	<b>Total Misc Impr</b>	+	14,566					
Roofing Adj	+ 2.40	<b>Garage Cost</b>	+	16,158					
Subfloor Adj	+ -0.62	<b>Total RCN</b>	=	259,044					
Heat/Cool Adj	+ 11.47	<b>Depreciation ( 44%)</b>	-	113,979					
Plumbing Adj	+ 6.05	<b>Lump Sums</b>	+	0					
Basement Adj	+ 0.00	<b>RCNLD</b>	=	145,065					
Adj Base Cost	= 98.16	<b>Lot Value</b>	+	45,808					
Total Area	x 2,326	<b>Indicated Value</b>	=	190,873					
Adjusted Cost	= 228,320	<b>Value Per SqFt</b>		82.06					
<b>Miscellaneous Improvements</b>									
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096	
PRCH	SLAB PORCH - COVERED	26495	14x12		168	23.69		3,980	
PRCH	SLAB PORCH - COVERED	26496	234		234	23.46		5,490	



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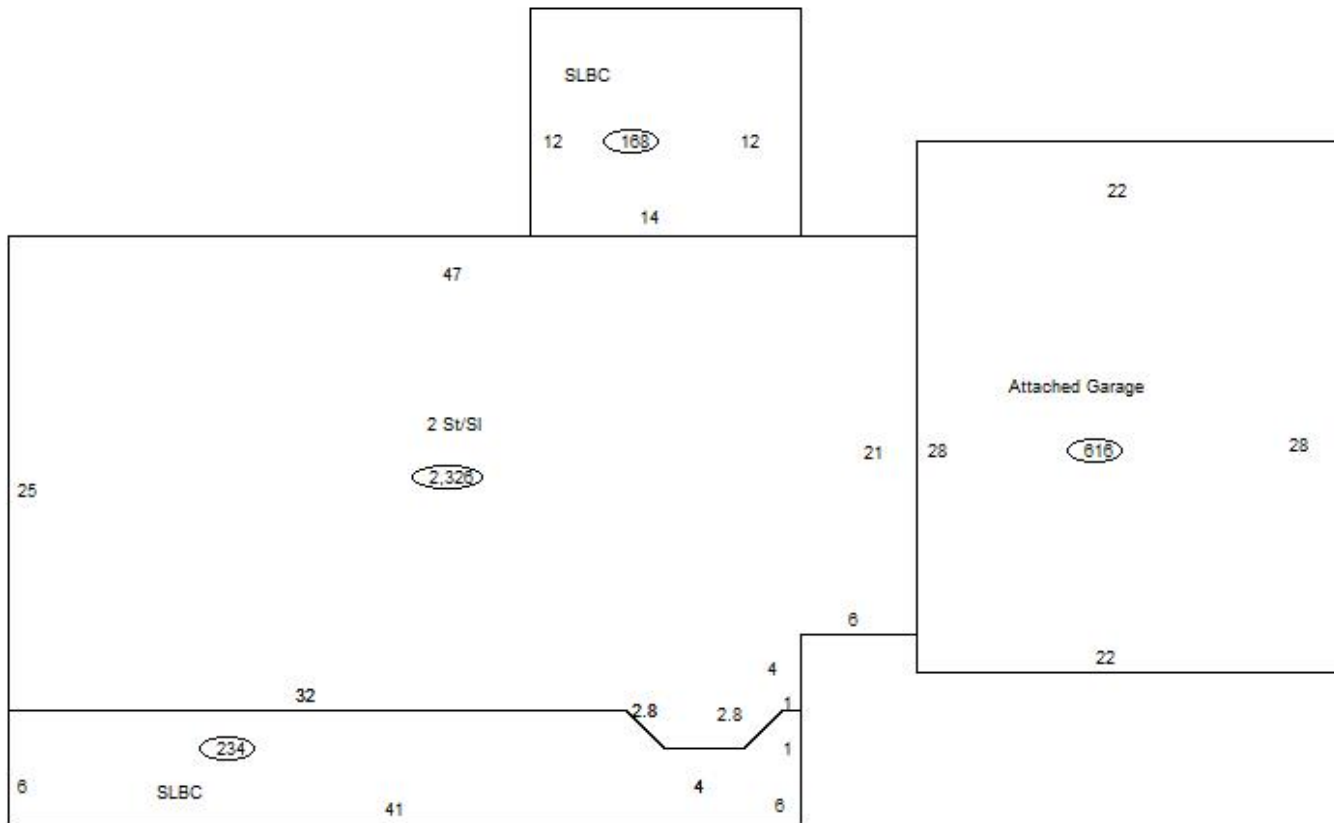
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### Sketch Image

660011039



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	1,163	2.000	2,326
2	G	1		10	Attached Garage	616	1.000	616
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PRCH		10	SLBC	234	1.000	234
<b>Total Building Area</b>						1,163		2,326



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,000
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.28 x 1,000)	31,280	31,280	9,384	21,896