




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	660014256				 <p>660014256_002.JPG 9/24/2025</p>									
Parcel ID	20N14E-15-1-00000-000-0000													
Cadastral ID	15-20-14-00600													
Property Type	REAL - Real Property													
Property Class	CLU	VI Area	3											
Tax Area	20 - CATOOSA RURAL													
Name ID	53474													
CITY OF TULSA														
1723 S JACKSON TULSA OK 74105-0000														
Parcel Location														
Situs	16150 REDBUD DR													
Subdivision														
Lot/Block	/	Parcel Size	2.5 - Acres											
Sec/Twn/Rng	15 / 20 / 14 / 1													
Neighborhood	5564 - CITY LAND													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.21907067 -95.79776095														
TR IN E2 NE; BEG; PT ON E/L 3044.8' N NE/C SE SE; W 214' N PAR TO E/L 508.9'; E 214' TO PT E/L; S ALG E/L 508.9' TO POB														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					878/16	SELLER	03/30/1992	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax						
Remove Cap	0	Land Value	90	0	11%	0	Assessed	0	0.00					
Year Frozen	0	Improvements	566,353	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	566,443	0		0	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014256	CITY OF TULSA	20	197,720	0		.00							
2024	2024-660014256	CITY OF TULSA	20	233,232	0		.00							
2023	2023-660014256	CITY OF TULSA	20	222,674	0		.00							
2022	2022-660014256	CITY OF TULSA	20	230,719	0		.00							
2021	2021-660014256	CITY OF TULSA	20	230,719	0		.00							
2020	2020-660014256	CITY OF TULSA	20	229,370	0		.00							
2019	2019-660014256	CITY OF TULSA	20	212,979	0		.00							
2018	2018-660014256	CITY OF TULSA	20	215,806	0		.00							
2017	2017-660014256	CITY OF TULSA	20	214,042	0		.00							
2016	2016-660014256	CITY OF TULSA	20	207,705	0		.00							
2015	2015-660014256	CITY OF TULSA	20	207,705	0		.00							
2014	2014-660014256	CITY OF TULSA	20	207,705	0		.00							
2013	2013-660014256	CITY OF TULSA	20	198,354	0		.00							



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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,106 / 2,106
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,106
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	552 Attached 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	260,819	123.85	Per SqFt

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables		
Indicated Value		

Cost Approach				Manual : 01/2025			
Base Cost	103.28	Total Misc Impr	+	34,632			
Roofing Adj	+ 5.31	Garage Cost	+	21,495			
Subfloor Adj	+ -3.40	Total RCN	=	330,476			
Heat/Cool Adj	+ 14.47	Depreciation (40%)	-	132,190			
Plumbing Adj	+ 10.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	198,286			
Adj Base Cost	= 130.27	Lot Value	+				
Total Area	x 2,106	Indicated Value	=	198,286			
Adjusted Cost	= 274,349	Value Per SqFt		94.15			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	198,286		
Lot Value			
Indicated Value	198,286	94.15	Per SqFt
Agland Value	90		
Site Improvements			
Total Value	198,376	94.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	34181	24x4		96	29.22		2,805
PRCH	SLAB PORCH - COVERED	34182	538		538	27.75		14,930
EPSW	ENCLOSED PORCH - SOLID WALL	34183	137		137	76.40		10,467



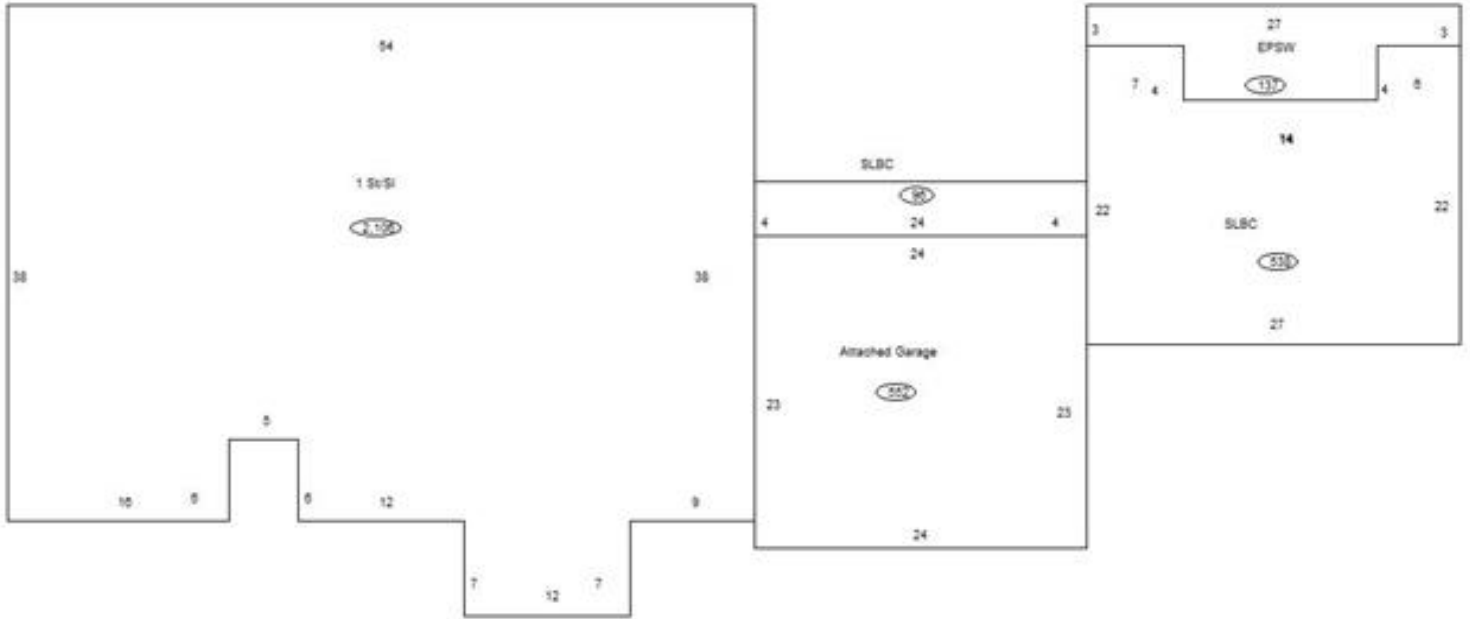
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,106	1.000	2,106
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	96	1.000	96
4	M	PRCH		10	SLBC	538	1.000	538
5	M	EPSW		10	EPSW	137	1.000	137
Total Building Area						2,106		2,106



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model			
Value Method			
Base Lot Value	x .00 =		
Factor Value	0		
Adjustments			
Lot Value			
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1090362
Total Building Area	2,658	Image Date	9/24/2025
Total Base Value	493,856	Name	002.JPG
Modifier Value		Description	660014256_002.JPG
Misc Improvements	24,548		
Replacement Cost New	518,404		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	368,067		
Economic Depreciation			
RCNLD (All Sources)	368,067		
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value	368,067		
Land Value			
Cost Approach Value	368,067	138.48/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	198,286
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	368,067 138.48/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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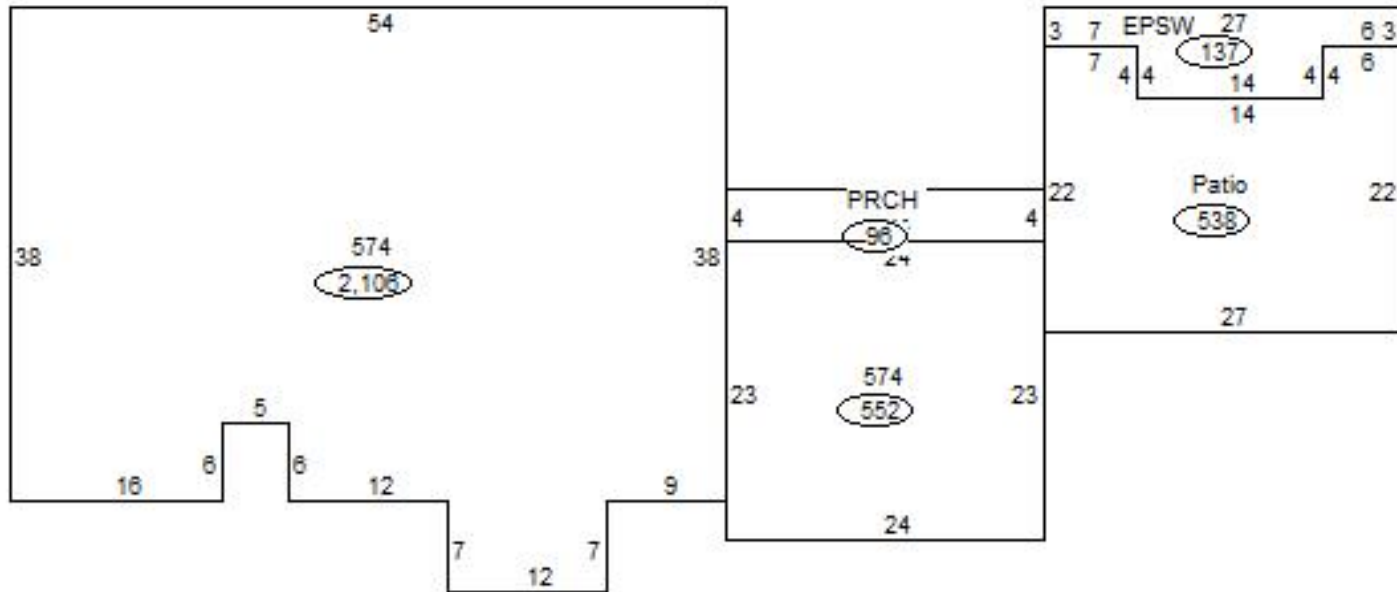
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	574		20	574	2,106	1.000	2,106
2	C	574		20	574	552	1.000	552
3	M	PRCH		20	PRCH	96	1.000	96
4	M	PATO		20	Patio	538	1.000	538
5	M	EPSW		20	EPSW	137	1.000	137
Total Building Area						2,658		2,658



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Account	660014256	Tax Area Code	20
Parcel ID	20N14E-15-1-00000-000-0000	Property Class	CLU
Cadastral ID	15-20-14-00600	Owners Name	CITY OF TULSA

Building Data	Building Image
<p>Building ID 5141</p> <p>Building Sequence 1</p> <p>Occupancy 1 574 Visitor Center 100%</p> <p>Occupancy 2</p> <p>Occupancy 3</p> <p>Total Floor Area 2,658</p> <p>Average Perimeter 304</p> <p>Number Of Storys 1.00</p> <p>Average Wall Ht 8.00</p> <p>Year Built 1984</p> <p>Effective Age 21</p> <p>Construction Class 1 - Residential Stud Frame</p> <p>Quality 3.5 - Average</p> <p>Condition 3 - Average</p> <p>Exterior Wall 96 - Stud Walls-Wood Siding</p> <p>Heating/Cooling 10 - Complete HVAC</p> <p>Roof Type Gable</p> <p>Roof Cover Composition</p> <p>Basement Area</p> <p>Basement Levels</p> <p>Basement Finish</p> <p>Finish Code - 1</p> <p>Finish Area - 1</p> <p>Finish Code - 2</p> <p>Finish Area - 2</p>	<p>Image Information</p> <p>Image Name</p> <p>Image Date</p> <p>Image Name</p> <p>Description</p>

Cost Calculations	
Appraisal Zone	3
Zone Description	
Base Cost	107.14
Wall Cost	41.03
HVAC Cost	37.63
Basement Cost	0.00
Total Base Cost	185.80
Total Area	2,658
Base RCN	493,856
Misc Impr Value	24,548
Manual Date	01/2025
Base Year	2026
Modifier Value	
Total Replacement Cost	518,404
Physical Depreciation	29%
Functional Depreciation	
Total Depreciation	29% (150,337)
Total RCNLD	368,067
Lump Sums	
Total Building Value	368,067 \$ 138.48 Per SqFt

Miscellaneous Improvements							
Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Porch		24x4	96	42.80		4,109
PATO	Patio - Open		538	538	9.69		5,213
EPSW	Enclosed Porch - Solid Wall		137	137	111.14		15,226
Total Misc Improvement							24,548



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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
SO	SOGN SOILS	NTV PST	15			2.500	36	36	90	90
NTV PST Totals						2.500			90	90
Total Agland						2.500			90	90