




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:44:45  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017134 <b>Parcel ID</b> 000000-00-0-20010-004-0006 <b>Cadastral ID</b> 19-20-15-01570 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 302311 HAYDEN, RICHARD A  FAMILY TRUST 15670 E NEWTON ST TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 00306 N FRISCO ST <b>Subdivision</b> CATOOSA O T <b>Lot/Block</b> 0006 / 0004 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> 19 / 20 / 15 / 5 <b>Neighborhood</b> 1184 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					 <p>660017134 08/20/25</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.19352132 -95.74623542																																																																																																																									
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Lot Data		Square-Foot - NBHD 1184 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	9,998.00 x 3.00 = 29,994		
Factor Value			
Adjustments	1.2503		
Lot Value	37,501		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,371 / 1,371
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,371
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	449 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	109.23	Total Misc Impr	+ 2,420
Roofing Adj	+ 4.62	Garage Cost	+ 15,881
Subfloor Adj	+ -1.22	Total RCN	= 198,875
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	- 1,989
Plumbing Adj	+ 7.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 196,886
Adj Base Cost	= 131.71	Lot Value	+ 37,501
Total Area	x 1,371	Indicated Value	= 234,387
Adjusted Cost	= 180,574	Value Per SqFt	170.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,886		
Lot Value	37,501		
Indicated Value	234,387	170.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,387	170.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173121	7x5		35	24.16		846
PATC	Patio - Covered	173122	10x6		60	19.00		1,140
PATO	Patio - Open	173123	10x4		40	10.86		434



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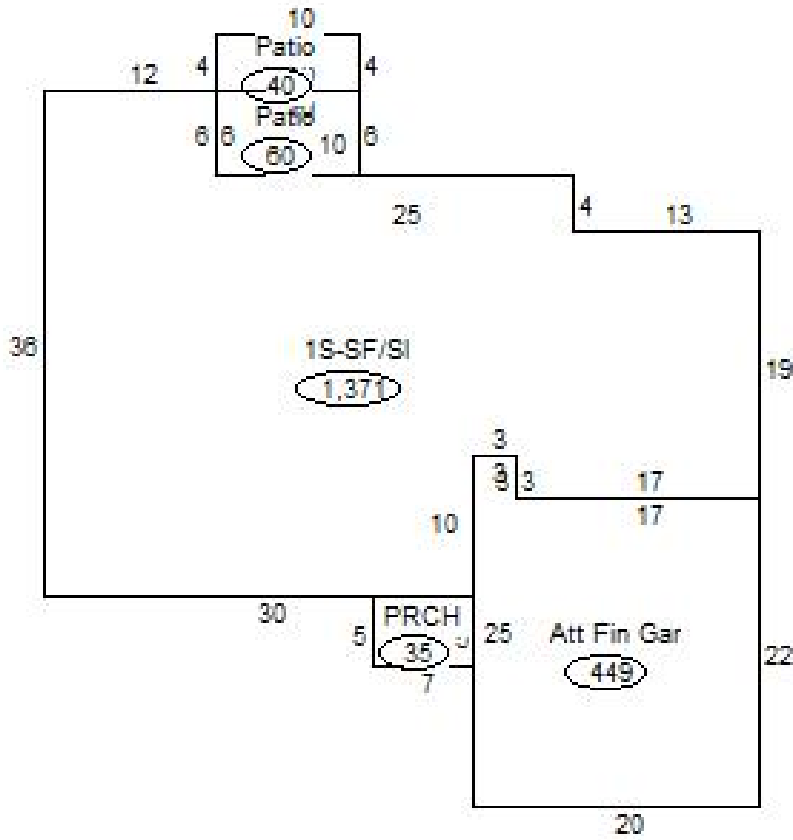
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Sketch Image

660017134



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,371	1.000	1,371
2	G	5		20	Att Fin Gar	449	1.000	449
3	M	PRCH		20	PRCH	35	1.000	35
4	M	PATC		20	Patio	60	1.000	60
5	M	PATO		20	Patio	40	1.000	40
<b>Total Building Area</b>						<b>1,371</b>		<b>1,371</b>