




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:29:43
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Assessment Data					Primary Image																																																																																																																				
Account 660021617 Parcel ID 20N14E-26-3-00000-000-0000 Cadastral ID 26-20-14-00300 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 311646 SAUCEDO, GAVINO & ARMINDA VENCES & FERNANDO SAUCEDO 2081 N 161ST E TULSA OK 74116-0000 Parcel Location Situs 01975 N 161ST E AVE Subdivision Lot/Block / Parcel Size .86 - Acres Sec/Twn/Rng 26 / 20 / 14 / 3 Neighborhood 2014 - UNPLATTED T20 & 21 OF R14 School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-4-22\IMG_001! 4/22/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.18224480 -95.79709446 N 180', W 208.71' N2 SW NW SW																																																																																																																									
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable 0.86 Non-Ag Acres 0.8627 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 37,577.00 x 1.28 = 48,099 Factor Value Adjustments 1.0000 Lot Value 48,099		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Plywood or Har
Base/Total Area	1,332 / 1,332
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,332
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 31



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	167,437	125.70	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	116.57	Total Misc Impr	+ 13,481				
Roofing Adj	+ 5.11	Garage Cost	+ 20,874				
Subfloor Adj	+ -2.43	Total RCN	= 225,550				
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 87,965				
Plumbing Adj	+ 11.65	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 137,585				
Adj Base Cost	= 143.54	Lot Value	+ 48,099				
Total Area	x 1,332	Indicated Value	= 185,684				
Adjusted Cost	= 191,195	Value Per SqFt	139.40				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,585		
Lot Value	48,099		
Indicated Value	185,684	139.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	185,684	139.40	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	52312		48	48	26.78		1,285
PATO	SLAB PORCH - OPEN	52313	12x10		120	11.29		1,355
CPDT	CARPORT - DETACHED	133808	23x20		460	11.36		5,226
CNV	Cellar No Value	176955	8x6		48	0.00		



Rogers

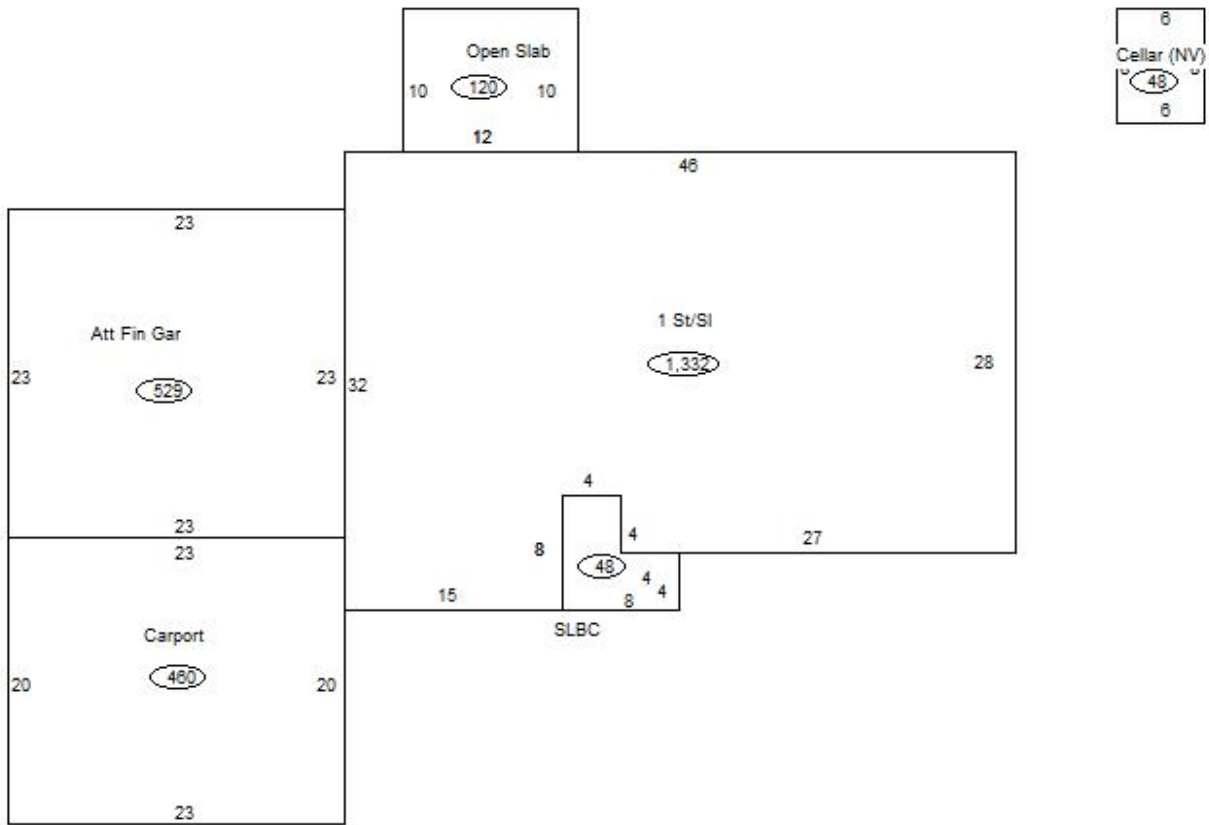
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,332	1.000	1,332
2	M	PRCH		13	SLBC	48	1.000	48
3	M	PATO		13	Open Slab	120	1.000	120
4	G	5		13	Att Fin Gar	529	1.000	529
5	M	CPDT		13	Carport	460	1.000	460
6	M	CNV		13	Cellar (NV)	48	1.000	48
Total Building Area						1,332		1,332



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ 100% Func) RCNLD	
Base Cost (4.68 x)						