



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:43:07  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028684 <b>Parcel ID</b> 20N14E-34-2-00000-000-0000 <b>Cadastral ID</b> 34-20-14-00220 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 255595 SPENCER, SAING O  1065 N 145TH E AVE TULSA OK 74116-2623  <b>Parcel Location</b> <b>Situs</b> 01065 N 145TH E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .87 - Acres <b>Sec/Twn/Rng</b> 34 / 20 / 14 / 2 <b>Neighborhood</b> 2014 - UNPLATTED T20 & 21 OF R14 <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.17081944 -95.81410256																																																																																																																									
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.765	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	33,323.00 x 1.28 = 42,653	
Factor Value		
Adjustments	1.0000	
Lot Value	42,653	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,512 / 1,512
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	638 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25



660028684\_002.JPG 9/28/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	242,950	160.68	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	114.72	Total Misc Impr	+	15,456			
Roofing Adj	+ 5.48	Garage Cost	+	30,273			
Subfloor Adj	+ 0.00	Total RCN	=	267,116			
Heat/Cool Adj	+ 14.47	Depreciation ( 31%)	-	82,806			
Plumbing Adj	+ 11.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	184,310			
Adj Base Cost	= 146.42	Lot Value	+	42,653			
Total Area	x 1,512	Indicated Value	=	226,963			
Adjusted Cost	= 221,387	Value Per SqFt		150.11			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	184,310		
Lot Value	42,653		
Indicated Value	226,963	150.11	Per SqFt
Agland Value			
Site Improvements	15,980		
Total Value	242,943	160.68	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2014	1	0.00	
PRCH	SLAB PORCH - COVERED	68847	30x5		150	29.00	4,350
PATO	SLAB PORCH - OPEN	68848	8x4		32	12.93	414
EPSW	ENCLOSED PORCH - SOLID WALL	68849	140		140	76.37	10,692



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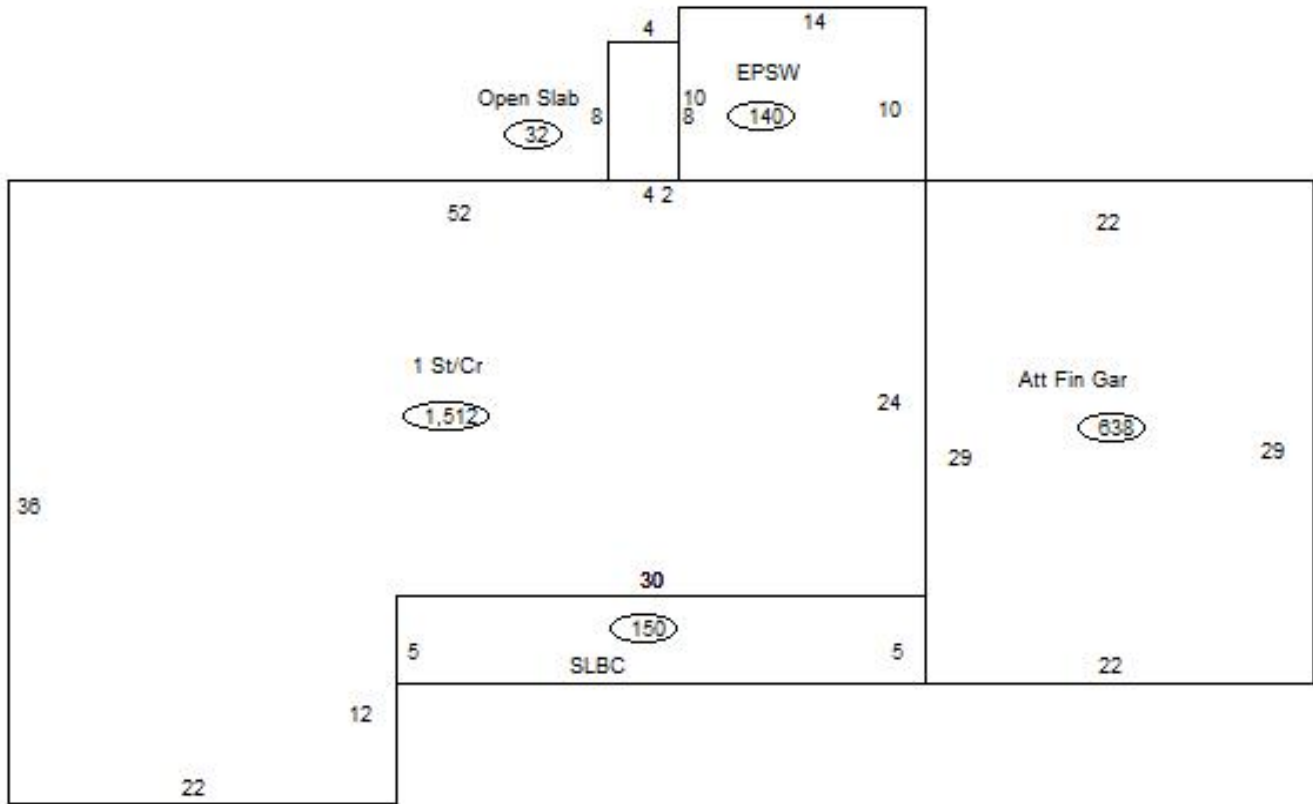
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Sketch Image

660028684



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,512	1.000	1,512
2	G	5		13	Att Fin Gar	638	1.000	638
3	M	PRCH		13	SLBC	150	1.000	150
4	M	PATO		13	Open Slab	32	1.000	32
5	M	EPSW		13	EPSW	140	1.000	140
<b>Total Building Area</b>						1,512		1,512



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x30x8	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>
Base Cost (31.86 x 600)		19,116		19,116	4,779	14,337
	SHDS	Shed - Small	10x16x8	Concrete	Formed Metal	160
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>
Base Cost (19.01 x 160)		3,042		3,042	1,399	1,643