



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:20:49  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028687 <b>Parcel ID</b> 20N14E-34-2-00000-000-0000 <b>Cadastral ID</b> 34-20-14-00400 <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> 306221 CINDLE, JIMMIE D &  TRUDY B TRUSTEES 14616 E MARSHALL ST TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 14616 E MARSHALL ST <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3 - 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					<p>660028687_001.JPG 9/28/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17154139 -95.81380984 TR BEG: 467' N SW/C SW NW; TH N 330', E 660', S 330', W 660' , LESS W 264'																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Building Permits</b> <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>3174</td> <td>R16-NEW 1789 SQ FT NEW BUILD EXF</td> <td>01/2015</td> <td>08/2015</td> <td>165,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	3174	R16-NEW 1789 SQ FT NEW BUILD EXF	01/2015	08/2015	165,000																																																																																												
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.1046	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	135,236.00 x .88 = 118,538	
Factor Value		
Adjustments	1.0000	
Lot Value	118,538	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,328 / 2,328
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,328
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23



660028687\_001.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	293,989	126.28	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.35	Total Misc Impr	+	13,184			
Roofing Adj	+ 4.55	Garage Cost	+	23,500			
Subfloor Adj	+ -2.19	Total RCN	=	330,035			
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	-	92,410			
Plumbing Adj	+ 6.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	237,625			
Adj Base Cost	= 126.01	Lot Value	+	118,538			
Total Area	x 2,328	Indicated Value	=	356,163			
Adjusted Cost	= 293,351	Value Per SqFt		152.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	237,625		
Lot Value	118,538		
Indicated Value	356,163	152.99	Per SqFt
Agland Value			
Site Improvements	24,023		
Total Value	380,186	163.31	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	68852	12x8		96	26.63		2,556
PATO	SLAB PORCH - OPEN	68853	15x7		105	11.43		1,200
PRCH	SLAB PORCH - COVERED	68854	144		144	26.48		3,813





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			960
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (31.28 x 960)		30,029	30,029	6,006	24,023	



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	<p>\\tsclient\C\Users\rln\Pictures\2017-03-03 03-03-17\03-03-17 049.J 3/9/2017</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,780 / 1,780
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,780
Fixture/RghIn	7 /
Bed/F/H Bath	1 / 1.5 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8



\\tsclient\C\Users\rln\Pictures\2017-03-03 03-03-17\03-03-17 049.J 3/9/2017

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	110.15	Total Misc Impr	+ 14,607	Roofing Adj	+ 4.82	Garage Cost	+ 18,751
Subfloor Adj	+ -2.31	Total RCN	= 266,556	Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 21,324
Plumbing Adj	+ 5.71	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 245,232
Adj Base Cost	= 131.01	Lot Value	+ 245,232	Total Area	x 1,780	Indicated Value	= 245,232
		Value Per SqFt	137.77	Adjusted Cost	= 233,198		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	245,232		
Lot Value			
Indicated Value	245,232	137.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	245,232	137.77	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
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	123528	348		348	25.84		8,992



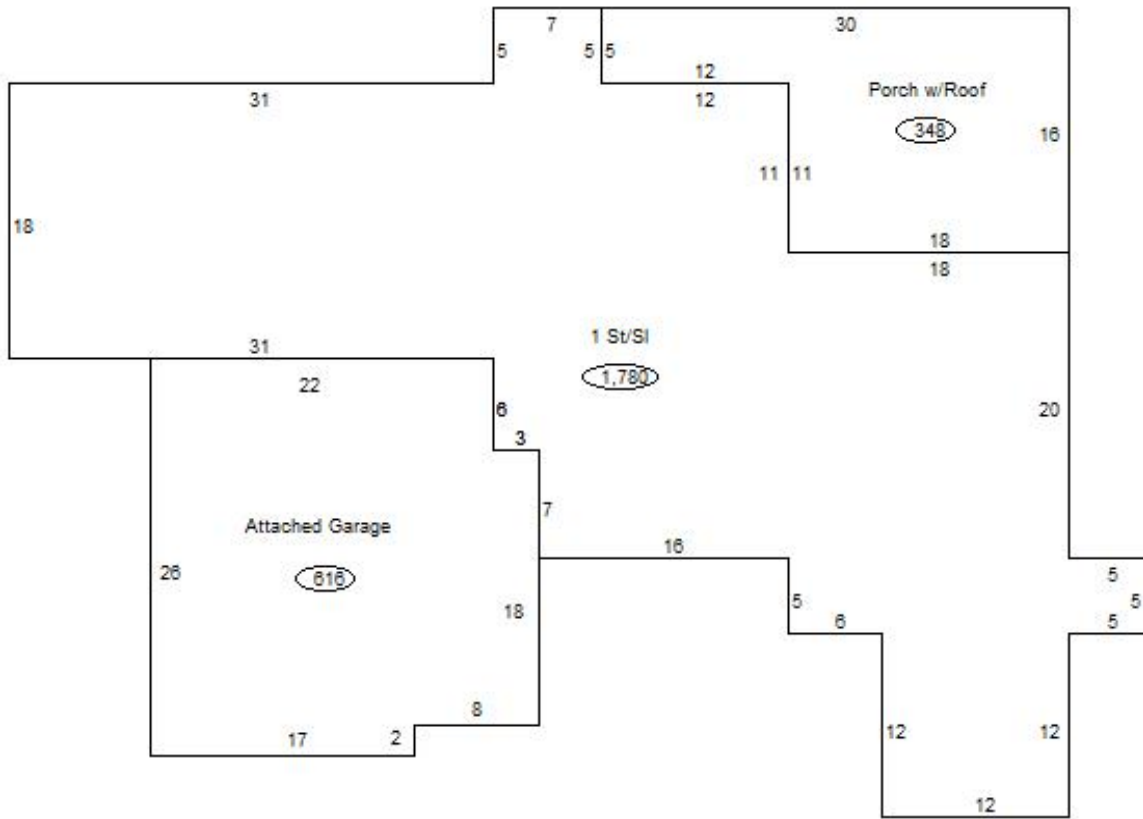
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Sketch Image

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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/Sl	1,780	1.000	1,780
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	348	1.000	348
<b>Total Building Area</b>						<b>1,780</b>		<b>1,780</b>