



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028701 <b>Parcel ID</b> 000000-00-0-20040-001-0006 <b>Cadastral ID</b> 34-20-14-01350 <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> 320304 LENARD, MATTHEW W & AMBER K  884 N 153RD E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 00884 N 153RD E AVE <b>Subdivision</b> CLAMPITT ACRES II <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660028701_001.JPG 9/29/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.16818280 -95.80700117																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0092 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 43,961.00 x 1.88 = 82,698 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 82,698		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,704 / 1,704
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,704
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	483 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1989 / 28



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	185,477	108.85	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	218,080		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.34	<b>Total Misc Impr</b>	+	16,395			
<b>Roofing Adj</b>	+ 4.41	<b>Garage Cost</b>	+	16,731			
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	248,409			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 38%)</b>	-	94,395			
<b>Plumbing Adj</b>	+ 8.27	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	154,014			
<b>Adj Base Cost</b>	= 126.34	<b>Lot Value</b>	+	82,698			
<b>Total Area</b>	x 1,704	<b>Indicated Value</b>	=	236,712			
<b>Adjusted Cost</b>	= 215,283	<b>Value Per SqFt</b>		138.92			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	154,014		
<b>Lot Value</b>	82,698		
<b>Indicated Value</b>	236,712	138.92	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	2,038		
<b>Total Value</b>	238,750	140.11	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	68907	183		183	23.63	4,324
PRCH	SLAB PORCH - COVERED	68908	300		300	23.25	6,975



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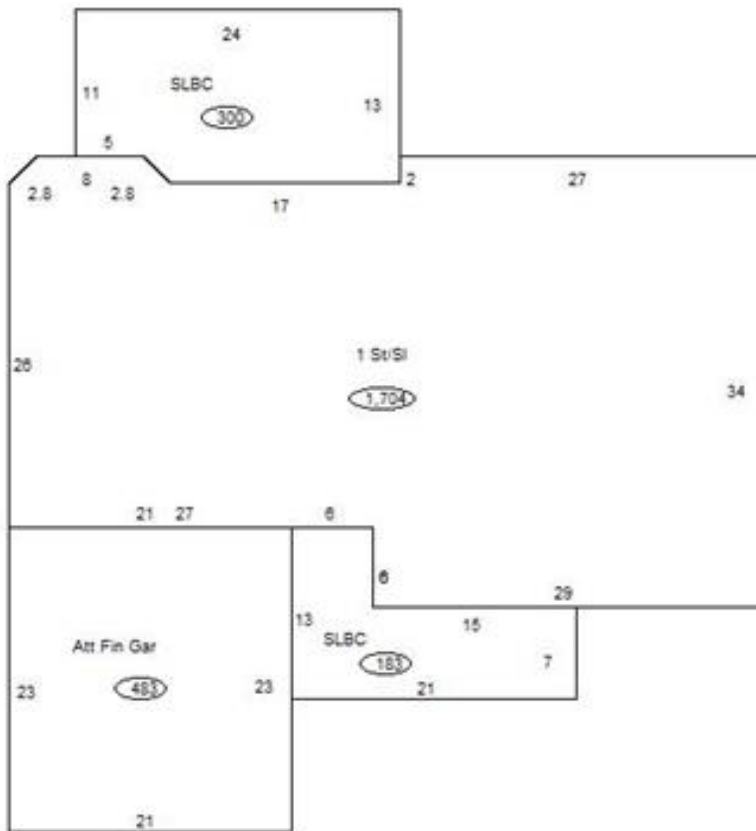
Date 04/18/2026

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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	1,704	1.000	1,704
2	G	5		13	Att Fin Gar	483	1.000	483
3	M	PRCH		13	SLBC	183	1.000	183
4	M	PRCH		13	SLBC	300	1.000	300
<b>Total Building Area</b>						1,704		1,704



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Base	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.67 x 360)		1,681		1,681	1,681
	SHDS	Shed - Small	12x16x8	Plank	Formed Metal	192
	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>	<b>RCNLD</b>
	Base Cost (19.66 x 192)		3,775		3,775	1,737 2,038