



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660028711 Parcel ID 000000-00-0-20040-001-0016 Cadastral ID 34-20-14-01450 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 279491 DANIELS, ROGER & CAROL 1232 N 153RD E AVE TULSA OK 74116-0000 Parcel Location Situs 01232 N 153RD E AVE Subdivision CLAMPITT ACRES II Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028711_001.JPG 9/29/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.17206155 -95.80699069 LOT 16 BLOCK 1 CLAMPITT ACRES II																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0762 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,877.00 x 1.77 = 82,844 Factor Value Adjustments 1.0000 Lot Value 82,844		

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	1,638 / 1,638
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,638
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	584 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1966 / 45

660028711	9/29/2025
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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	170,491	104.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	178,260		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.02	Total Misc Impr	+	7,840			
Roofing Adj	+ 4.44	Garage Cost	+	19,395			
Subfloor Adj	+ -1.15	Total RCN	=	233,869			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	121,612			
Plumbing Adj	+ 6.37	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,257			
Adj Base Cost	= 126.15	Lot Value	+	82,844			
Total Area	x 1,638	Indicated Value	=	195,101			
Adjusted Cost	= 206,634	Value Per SqFt		119.11			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,257		
Lot Value	82,844		
Indicated Value	195,101	119.11	Per SqFt
Agland Value			
Site Improvements	3,495		
Total Value	198,596	121.24	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	68946	6x3		18	24.21		436
PATO	SLAB PORCH - OPEN	68947	18x14		252	9.16		2,308



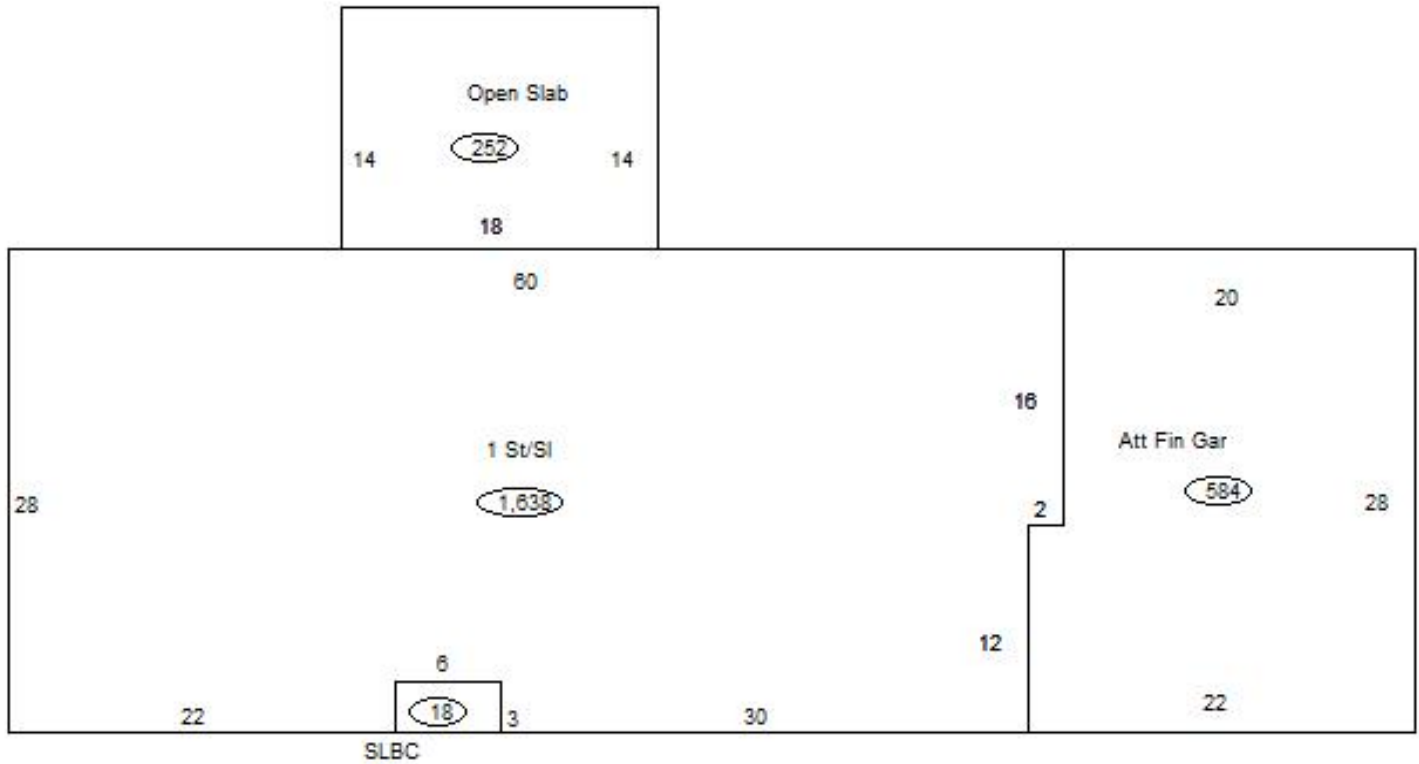
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Sketch Image

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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	1,638	1.000	1,638
2	G	5		13	Att Fin Gar	584	1.000	584
3	M	PRCH		13	SLBC	18	1.000	18
4	M	PATO		13	Open Slab	252	1.000	252
Total Building Area						1,638		1,638



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	16x30x8	Base	Composition Shingle	480
	Qual 2	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (18.67 x 480)		8,962		8,962	5,467	3,495