



# 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> 660028717 <b>Parcel ID</b> 000000-00-0-20040-002-0003 <b>Cadastral ID</b> 34-20-14-01510 <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> 278025 OLIVER, BRADLEY & BARBARA  1354 N 153RD E AVE TULSA OK 74101-0000  <b>Parcel Location</b> <b>Situs</b> 01354 N 153RD E AVE <b>Subdivision</b> CLAMPITT ACRES II <b>Lot/Block</b> 0003 / 0002 <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>660028717_001.JPG 9/29/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17439294 -95.80704761																																																																																																																									
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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> 1.0095 <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> 43,972.00 x 1.88 = 82,699 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 82,699		

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>	100% Veneer, Stone
<b>Base/Total Area</b>	2,040 / 2,040
<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>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38

660028717_001.JPG	9/29/2025
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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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	201,616	98.83	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	5		
<b>Indicated Value</b>	186,930		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.77	<b>Total Misc Impr</b>	+	19,826			
<b>Roofing Adj</b>	+ 4.05	<b>Garage Cost</b>	+	17,361			
<b>Subfloor Adj</b>	+ 1.08	<b>Total RCN</b>	=	290,698			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 47%)</b>	-	136,628			
<b>Plumbing Adj</b>	+ 6.90	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	154,070			
<b>Adj Base Cost</b>	= 124.27	<b>Lot Value</b>	+	82,699			
<b>Total Area</b>	x 2,040	<b>Indicated Value</b>	=	236,769			
<b>Adjusted Cost</b>	= 253,511	<b>Value Per SqFt</b>		116.06			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	154,070		
<b>Lot Value</b>	82,699		
<b>Indicated Value</b>	236,769	116.06	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	9,144		
<b>Total Value</b>	245,913	120.55	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
EPSW	ENCLOSED PORCH - SOLID WALL	68971	9x6		54	63.36		3,421
EPSW	ENCLOSED PORCH - SOLID WALL	68972	14x13		182	62.14		11,309



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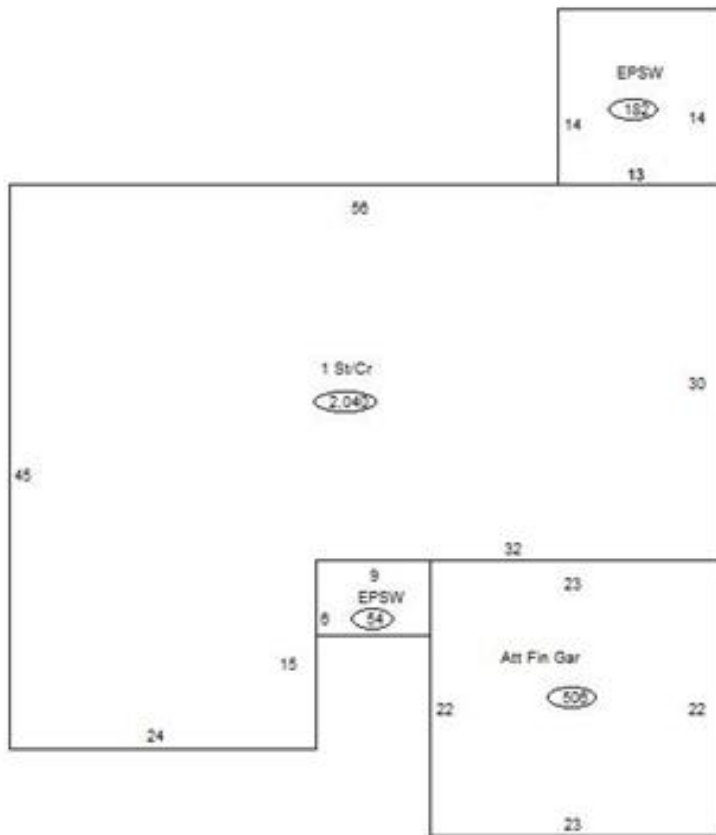
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,040	1.000	2,040
2	G	5		13	Att Fin Gar	506	1.000	506
3	M	EPSW		13	EPSW	54	1.000	54
4	M	EPSW		13	EPSW	182	1.000	182
<b>Total Building Area</b>						<b>2,040</b>		<b>2,040</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	33x20x8	Plank	Galvanized Metal	660
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (15.77 x 660)		10,408	10,408	6,141	4,267
	LNT0	Lean To - Attached	33x5x8	Dirt	Galvanized Metal	165
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.42 x 165)		1,389	1,389	1,111	278
	GRDT	Garage - Detached	22x22x8	Concrete	Composition Shingle	484
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.63 x 484)		9,017	9,017	4,418	4,599