



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 660028719 Parcel ID 000000-00-0-20040-002-0005 Cadastral ID 34-20-14-01530 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 208864 SHARP, GARY V & CAROLYN J REVOCABLE LIVING TRUST 1392 N 153RD E AVE TULSA OK 74116-0000 Parcel Location Situs 01392 N 153RD E AVE Subdivision CLAMPITT ACRES II Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028719_001.JPG 9/29/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1626 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 50,645.00 x 1.64 = 83,032 Factor Value Adjustments 1.0000 Lot Value 83,032		

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	2,598 / 2,598
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	936 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1968 / 44

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 294,809 113.48 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 38,660 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.22	Total Misc Impr	+ 18,443	Roofing Adj	+ 4.07	Garage Cost	+ 30,102
Subfloor Adj	+ 1.07	Total RCN	= 359,396	Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 186,886
Plumbing Adj	+ 6.82	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 172,510
Adj Base Cost	= 119.65	Lot Value	+ 83,032	Total Area	x 2,598	Indicated Value	= 255,542
		Value Per SqFt	98.36	Adjusted Cost	= 310,851		

Value Reconciliation
Selected Approach Cost Approach Improvements 172,510 Lot Value 83,032 Indicated Value 255,542 98.36 Per SqFt Agland Value Site Improvements 35,786 Total Value 291,328 112.14 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	68977		310	310	23.23		7,201
PATO	SLAB PORCH - OPEN	68980		36x21	756	8.13		6,146



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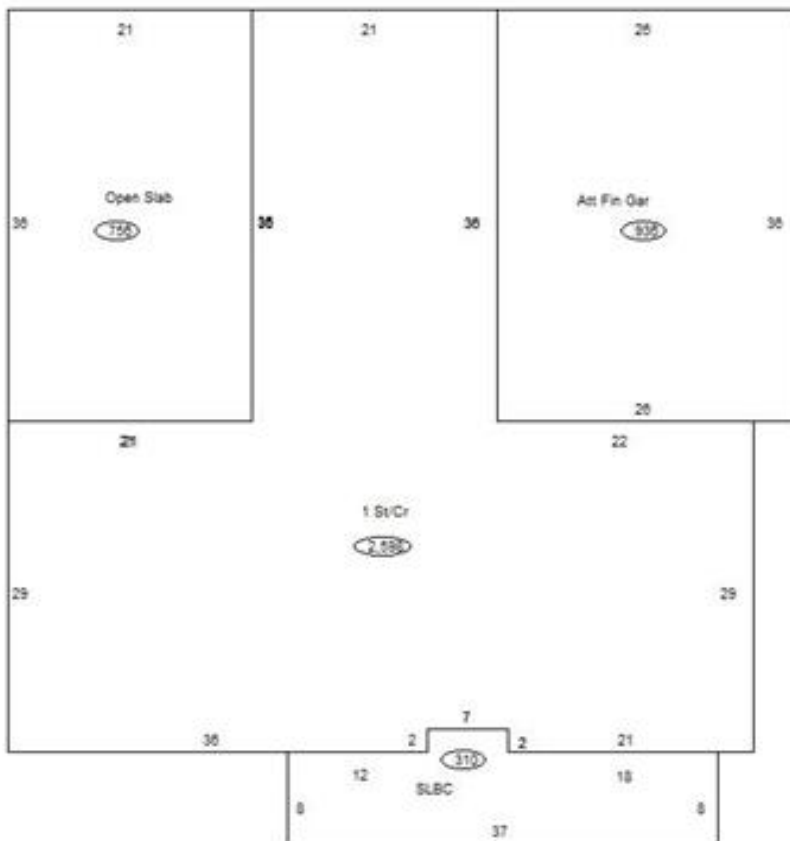
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	310	1.000	310
2	R	1	Crawl	13	1 St/Cr	2,598	1.000	2,598
3	G	5	Slab	13	Att Fin Gar	936	1.000	936
4	M	PATO		13	Open Slab	756	1.000	756
Total Building Area						2,598		2,598



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x8	Plank	Composition Shingle	96
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (22.60 x 96)		2,170	2,170	1,519	651
	UTIL	SHOP BUILDING	60x30x0	Base	Formed Metal	1,800
	Qual	2	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (27.96 x 1,800)		50,328	50,328	27,680	22,648
	GRDT	Garage - Detached	25x35x8	Base	Formed Metal	875
	Qual	2	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 875)		15,146	15,146	8,330	6,816
	GRDT	Garage - Detached	26x28x8	Base	Formed Metal	728
	Qual	2	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 728)		12,602	12,602	6,931	5,671