



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:31:44
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Assessment Data					Primary Image																																																																																																																				
Account 660028732 Parcel ID 000000-00-0-00609-001-0010 Cadastral ID 34-20-14-01660 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 260045 MATLOCK, KATHRYN L 1303 N 151ST E AVE TULSA OK 74116-0000 Parcel Location Situs 01303 N 151ST E AVE Subdivision PONDEROSA ESTATES Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028732_002.JPG 9/29/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.17367384 -95.80796718																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.7484 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 32,601.00 x 2.33 = 75,841 Factor Value Adjustments 1.0000 Lot Value 75,841		<p>660028732_002.JPG 9/29/2025</p>

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	1,747 / 1,747
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1969 / 43

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 170,258 97.46 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 5 Indicated Value 175,250 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.61	Total Misc Impr	+ 7,807	Roofing Adj	+ 4.38	Garage Cost	+ 16,155
Subfloor Adj	+ 1.15	Total RCN	= 249,971	Heat/Cool Adj	+ 11.47	Depreciation (51%)	- 127,485
Plumbing Adj	+ 8.76	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 122,486
Adj Base Cost	= 129.37	Lot Value	+ 75,841	Total Area	x 1,747	Indicated Value	= 198,327
		Value Per SqFt	113.52	Adjusted Cost	= 226,009		

Value Reconciliation
Selected Approach Cost Approach Improvements 122,486 Lot Value 75,841 Indicated Value 198,327 113.52 Per SqFt Agland Value Site Improvements 5,131 Total Value 203,458 116.46 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69014	294		294	23.27		6,841
PRCH	SLAB PORCH - COVERED	69015	8x5		40	24.14		966



Rogers

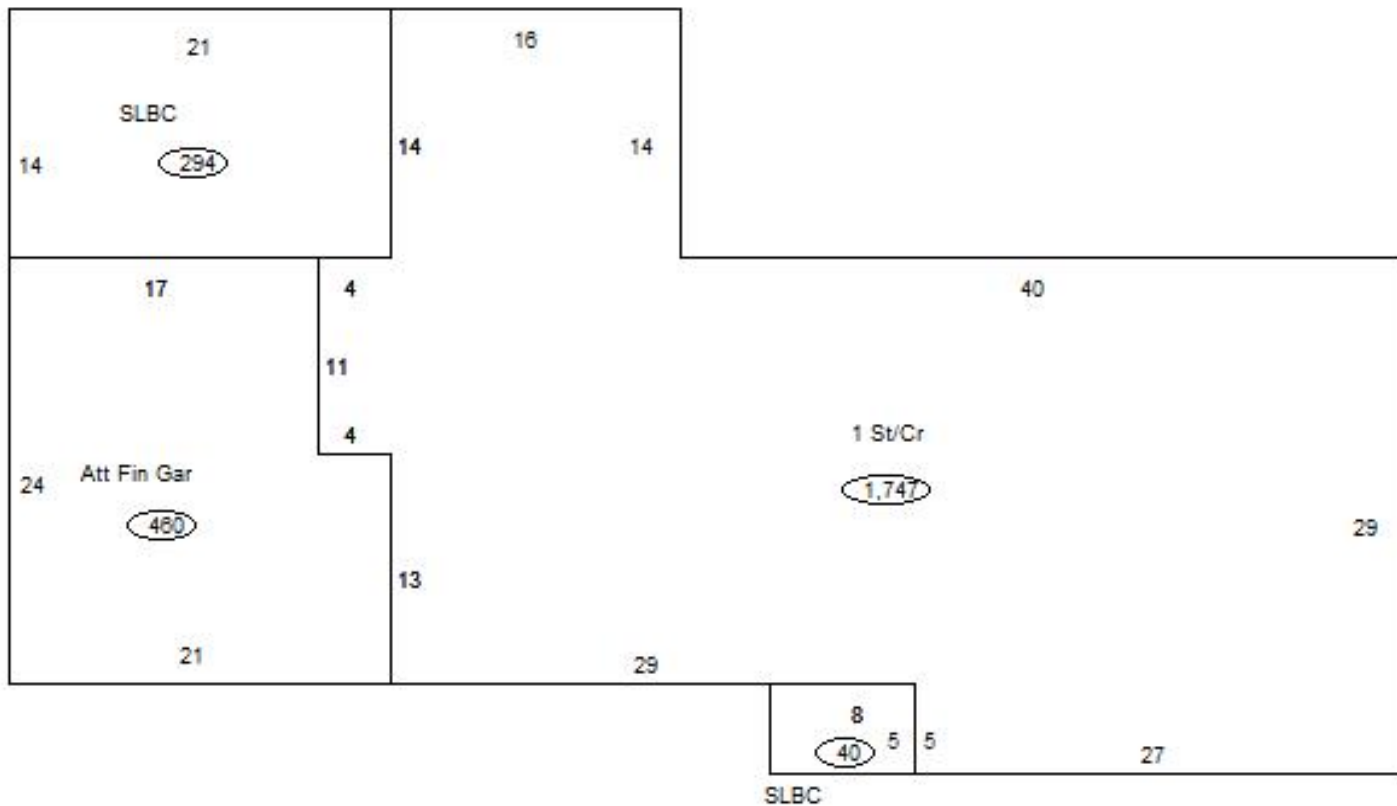
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Sketch Image

660028732



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,747	1.000	1,747
2	G	5		13	Att Fin Gar	460	1.000	460
3	M	PRCH		13	SLBC	294	1.000	294
4	M	PRCH		13	SLBC	40	1.000	40
Total Building Area						1,747		1,747



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	Garage - Detached	12x40x8	Base	Composition Shingle	480	
	Qual	2	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
		Base Cost (18.67 x 480)	8,962		8,962	4,929	4,033
	SHDS	Shed - Small - NCV	8x10x8	Base	Formed Metal	80	
	Qual	2	Cond 2	Year 1990	Eff Age 36		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
		Base Cost (25.80 x 80)	2,064		2,064	2,064	
	SHDS	Shed - Small - NCV	6x6x6			36	
	Qual	2	Cond 2	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
		Base Cost (31.98 x 36)	1,151		1,151	1,151	
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80	
	Qual	2	Cond 2	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (25.48 x 80)	2,038		2,038	1,630	408
	SHDS	Shed - Small	10x18x8	Plank		180	
	Qual	2	Cond 2	Year 1980	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
		Base Cost (19.16 x 180)	3,449		3,449	2,759	690