




# 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>	660028737				 <p>660028737_001.JPG 9/29/2025</p>				
<b>Parcel ID</b>	000000-00-0-00609-002-0006								
<b>Cadastral ID</b>	34-20-14-01720								
<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>	323572								
WELLS, CARLTON L II & TRACI L									
1113 N 151ST E AVE TULSA OK 74116-0000									
<b>Parcel Location</b>									
<b>Situs</b>	01113 N 151ST E AVE								
<b>Subdivision</b>	PONDEROSA ESTATES								
<b>Lot/Block</b>	0006 / 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								
<b>Legal Description</b> Lat/Long: 36.17186721 -95.80791322									
<b>Building Permits</b>									
LOT 6 BLOCK 2 PONDEROSA ESTATES									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
R19	R20- POSS RMA AFTER SALE	03/2018	12/2019						
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
2684/876	HATHCOAT, J PAUL &	12/15/2017	20,000	YES					
974/128	HATHCOAT, J PAUL	11/15/1994	0	No					
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	106.660	<b>Current Tax</b>	
Remove Cap	2018	Land Value	51,158	40,754	11%	4,483	Assessed	19,836 2,115.71	
Year Frozen	0	Improvements	147,345	139,568		15,353	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00	
TIF Project ID	0	Total Value	198,503	180,322		19,836	Total Taxable	18,836 2,009.00	
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660028737	WELLS, CARLTON L II &	1	186,661	1000	18,258	1,947.00		
2024	2024-660028737	WELLS, CARLTON L II &	1	196,723	1000	17,698	1,867.00		
2023	2023-660028737	WELLS, CARLTON L II &	1	165,021	1000	17,152	1,760.00		
2022	2022-660028737	WELLS, CARLTON L II &	1	167,033	1000	17,148	1,721.00		
2021	2021-660028737	WELLS, CARLTON L II &	1	162,546	1000	16,557	1,457.00		
2020	2020-660028737	WELLS, CARLTON L II &	1	154,959	0	17,045	1,510.00		
2019	2019-660028737	WELLS, CARLTON L II &	1	26,417	0	2,906	261.00		
2018	2018-660028737	WELLS, CARLTON L II &	1	26,850	0	2,954	264.00		
2017	2017-660028737	HATHCOAT, J PAUL &	20	67,415	0	7,416	670.00		
2016	2016-660028737	HATHCOAT, J PAUL &	20	66,093	0	7,270	647.00		
2015	2015-660028737	HATHCOAT, J PAUL &	20	64,427	0	7,051	630.00		
2014	2014-660028737	HATHCOAT, J PAUL &	20	61,047	0	6,715	607.00		
2013	2013-660028737	HATHCOAT, J PAUL &	20	61,871	0	6,806	609.00		



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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> 0.4794 <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> 20,881.00 x 2.45 = 51,158 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 51,158		

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>	1,360 / 1,360
<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>	10 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	760 Attached Garage - Finished 3 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1967 / 28

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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>	178,793	131.47	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	242,300		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	112.85	<b>Total Misc Impr</b>	+ 3,659				
<b>Roofing Adj</b>	+ 4.53	<b>Garage Cost</b>	+ 24,442				
<b>Subfloor Adj</b>	+ 1.19	<b>Total RCN</b>	= 217,835				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 38%)</b>	- 82,777				
<b>Plumbing Adj</b>	+ 9.47	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 135,058				
<b>Adj Base Cost</b>	= 139.51	<b>Lot Value</b>	+ 51,158				
<b>Total Area</b>	x 1,360	<b>Indicated Value</b>	= 186,216				
<b>Adjusted Cost</b>	= 189,734	<b>Value Per SqFt</b>	136.92				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	135,058		
<b>Lot Value</b>	51,158		
<b>Indicated Value</b>	186,216	136.92	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	12,287		
<b>Total Value</b>	198,503	145.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69034	6x3		18	24.21		436
PATO	SLAB PORCH - OPEN	69035	24x14		336	8.30		2,789
PATO	RAISED SLAB PORCH - OPEN	149783	8x5		40	10.86		434



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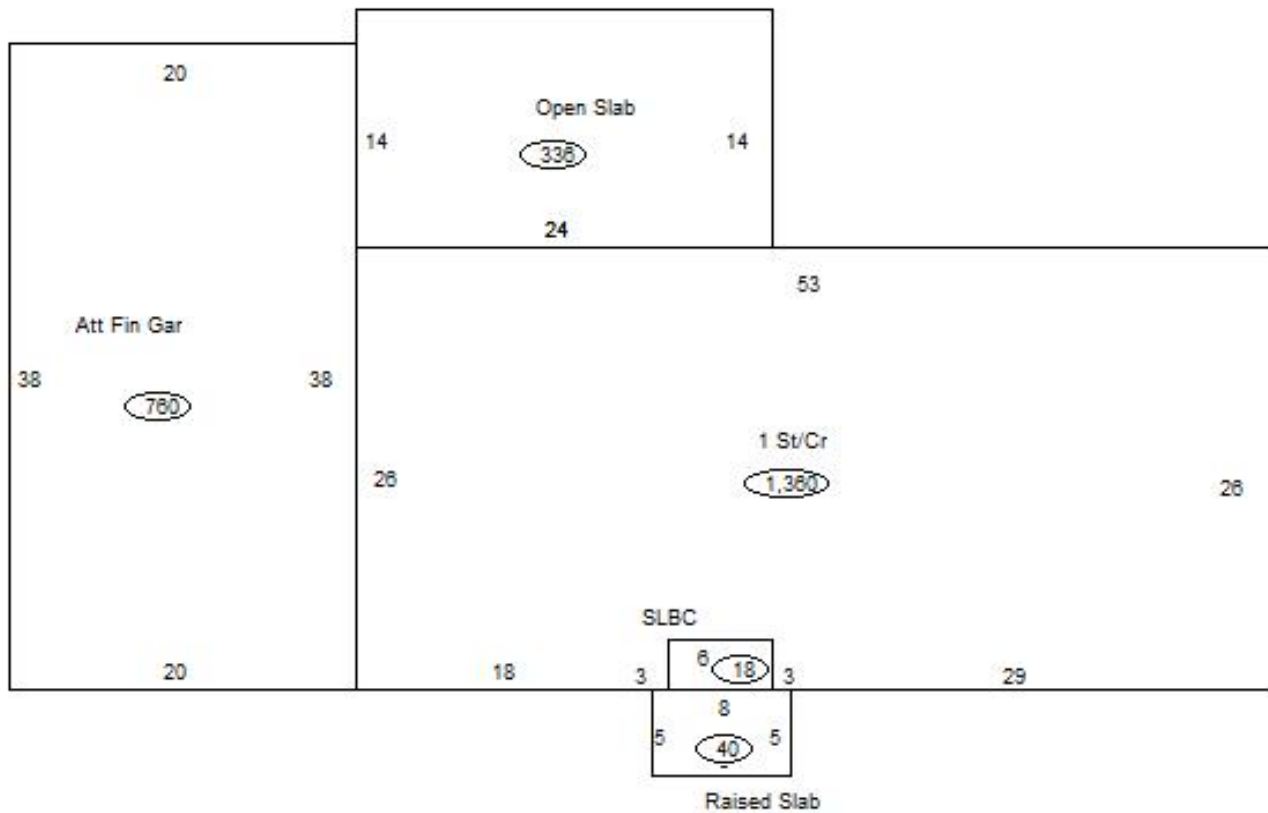
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### Sketch Image

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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	1,360	1.000	1,360
2	G	5		13	Att Fin Gar	760	1.000	760
3	M	PRCH		13	SLBC	18	1.000	18
4	M	PATO		13	Open Slab	336	1.000	336
5	M	PATO		13	Raised Slab	40	1.000	40
<b>Total Building Area</b>						1,360		1,360



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	70x26x8	Concrete	Composition Shingle	1,820
	Qual 2	Cond 3	Year 1980	Eff Age 35		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (17.31 x 1,820)		31,504	31,504	19,217		12,287