



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:20:43
Page 1

Assessment Data					Primary Image				
Account	660028738				<p>660028738_001.JPG 9/29/2025</p>				
Parcel ID	000000-00-0-00609-002-0007								
Cadastral ID	34-20-14-01730								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	328787								
DUVALL, MEAGAN & TYLER									
1111 N 151ST E AVE TULSA OK 74116-0000									
Parcel Location									
Situs	01111 N 151ST E AVE								
Subdivision	PONDEROSA ESTATES								
Lot/Block	0007 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	34 / 20 / 14 / 5								
Neighborhood	1045 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17158843 -95.80791302									
Building Permits									
LOT 7 BLOCK 2 PONDEROSA ESTATES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	CONNER, EARNEST JR & WANDA F	09/11/2019	147,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2020	Land Value	54,336	49,902	11%	5,489	Assessed	19,547	2,084.88
Year Frozen	2005	Improvements	127,806	127,806		14,058	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	182,142	177,708		19,547	Total Taxable	19,547	2,085.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660028738	DUVALL, MEAGAN & TYLER	1	177,303	0	18,617	1,986.00		
2024	2024-660028738	DUVALL, MEAGAN & TYLER	1	184,876	0	17,731	1,870.00		
2023	2023-660028738	DUVALL, MEAGAN & TYLER	1	153,512	0	16,886	1,733.00		
2022	2022-660028738	DUVALL, MEAGAN & TYLER	1	155,315	0	17,085	1,715.00		
2021	2021-660028738	DUVALL, MEAGAN & TYLER	1	153,986	0	16,926	1,489.00		
2020	2020-660028738	DUVALL, MEAGAN & TYLER	1	146,552	0	16,121	1,428.00		
2019	2019-660028738	DUVALL, MEAGAN & TYLER	1	99,721	1000	4,741	426.00		
2018	2018-660028738	CONNER, EARNEST JR & WANDA F	1	105,642	1000	4,741	423.00		
2017	2017-660028738	CONNER, EARNEST JR & WANDA F	20	104,782	1000	4,741	428.00		
2016	2016-660028738	CONNER, EARNEST JR & WANDA F	20	102,165	1000	4,741	422.00		
2015	2015-660028738	CONNER, EARNEST JR & WANDA F	20	101,463	1000	4,741	424.00		
2014	2014-660028738	CONNER, EARNEST JR & WANDA F	20	97,280	1000	4,741	429.00		
2013	2013-660028738	CONNER, EARNEST JR & WANDA F	20	94,802	1000	4,741	424.00		




Rogers

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Date 04/16/2026
 Time 22:20:43
 Page 2

Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5091 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 22,178.00 x 2.45 = 54,336 Factor Value Adjustments 1.0000 Lot Value 54,336		 <p>660028738_001.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	1,352 / 1,352
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,352
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1967 / 28

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 146,597 108.43 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 213,740 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.31	Total Misc Impr	+ 12,903	Roofing Adj	+ 4.34	Garage Cost	+ 17,742
Subfloor Adj	+ -1.15	Total RCN	= 202,863	Heat/Cool Adj	+ 11.47	Depreciation (38%)	- 77,088
Plumbing Adj	+ 10.41	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 125,775
Adj Base Cost	= 127.38	Lot Value	+ 54,336	Total Area	x 1,352	Indicated Value	= 180,111
		Value Per SqFt	133.22	Adjusted Cost	= 172,218		

Value Reconciliation
Selected Approach Cost Approach Improvements 125,775 Lot Value 54,336 Indicated Value 180,111 133.22 Per SqFt Agland Value Site Improvements 2,031 Total Value 182,142 134.72 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	69038	24x5		120	23.88		2,866
PRCH	SLAB PORCH - COVERED	69039	21x10		210	23.53		4,941



Rogers

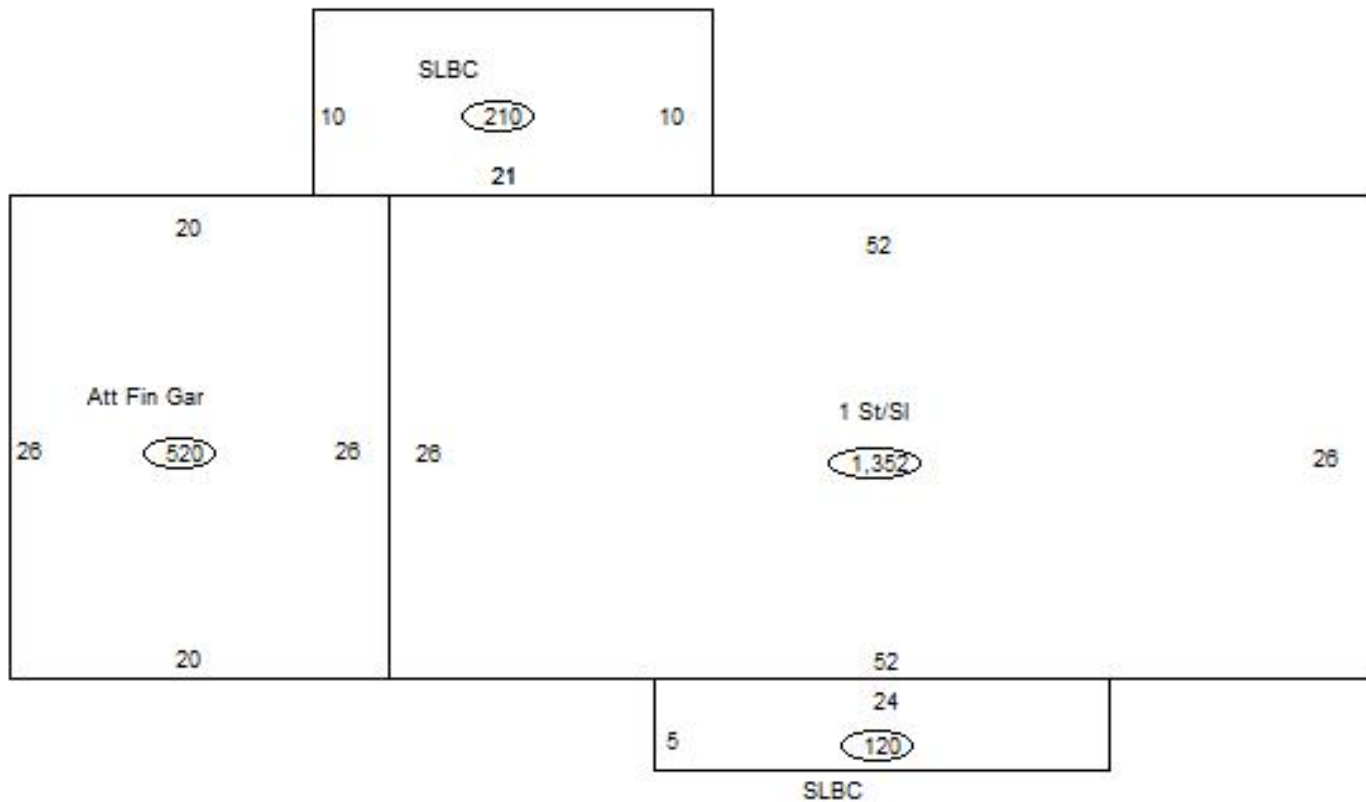
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Date 04/16/2026
 Time 22:20:43
 Page 3

Sketch Image

660028738



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,352	1.000	1,352
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PRCH		13	SLBC	210	1.000	210
Total Building Area						1,352		1,352



Rogers


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Date 04/16/2026
Time 22:20:44
Page 4

660028738

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Composition Shingle	200
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (18.81 x 200)		3,762		3,762		1,731
						2,031