



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 660028757 Parcel ID 000000-00-0-00609-003-0017 Cadastral ID 34-20-14-01920 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 340420 ADKINS, FREDA ALLENE LIVING TRUST 14903 E LATIMER ST TULSA OK 74116-0000 Parcel Location Situs 14903 E LATIMER ST Subdivision PONDEROSA ESTATES Lot/Block 0017 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028757_001.JPG 9/29/2025</p>														
Legal Description Lat/Long: 36.17119979 -95.81036481																			
LOT 17 BLOCK 3 PONDEROSA ESTATES					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	REED, SHIRLEY JO	12/15/2022	186,000	YES										
PD	Add-Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2023		Land Value 58,344	54,615	11%	6,008	Assessed	19,458	2,075.39										
Year Frozen	2024		Improvements 130,621	122,271		13,450	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	2,000	-213.00										
TIF Project ID	0		Total Value 188,965	176,886		19,458	Total Taxable	17,458	1,862.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660028757	ADKINS, FREDA ALLENE			1	176,886	2000	17,458	1,862.00										
2024	2024-660028757	ADKINS, FREDA ALLENE			1	186,000	2000	17,633	1,860.00										
2023	2023-660028757	ADKINS, FREDA ALLENE			1	186,000	1000	19,460	1,997.00										
2022	2022-660028757	REED, SHIRLEY JO			1	140,129	2000	4,624	464.00										
2021	2021-660028757	REED, SHIRLEY JO			1	146,265	2000	4,624	407.00										
2020	2020-660028757	REED, SHIRLEY JO			1	137,578	2000	4,624	410.00										
2019	2019-660028757	REED, SHIRLEY JO			1	130,826	2000	4,624	415.00										
2018	2018-660028757	REED, SHIRLEY JO			1	136,300	2000	4,624	413.00										
2017	2017-660028757	REED, SHIRLEY JO			20	135,138	2000	4,623	417.00										
2016	2016-660028757	REED, SHIRLEY JO			20	131,638	2000	4,623	411.00										
2015	2015-660028757	REED, SHIRLEY JO			20	129,031	2000	4,624	413.00										
2014	2014-660028757	REED, SHIRLEY JO			20	125,108	2000	4,623	418.00										
2013	2013-660028757	REED, SHIRLEY JO			20	111,335	2000	4,624	414.00										



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4981	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	21,696.00 x 2.45 = 53,155	
Factor Value		
Adjustments	1.0976	
Lot Value	58,344	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,755 / 1,755
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,755
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1969 / 43

Cost Approach		Manual : 01/2025	
Base Cost	104.89	Total Misc Impr	+ 20,853
Roofing Adj	+ 4.28	Garage Cost	+ 14,664
Subfloor Adj	+ -1.19	Total RCN	= 260,438
Heat/Cool Adj	+ 11.47	Depreciation (51%)	- 132,823
Plumbing Adj	+ 8.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,615
Adj Base Cost	= 128.16	Lot Value	+ 58,344
Total Area	x 1,755	Indicated Value	= 185,959
Adjusted Cost	= 224,921	Value Per SqFt	105.96

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	163,262 93.03 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	177,940 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	127,615
Lot Value	58,344
Indicated Value	185,959 105.96 Per SqFt
Agland Value	
Site Improvements	3,006
Total Value	188,965 107.67 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	69101	20x20		400	23.05	9,220
PRCH	SLAB PORCH - COVERED	69102	18x6		108	23.92	2,583
PATO	SLAB PORCH - OPEN	69103	20x8		160	10.33	1,653
PRCH	Porch	175334	12x8		96	23.97	2,301



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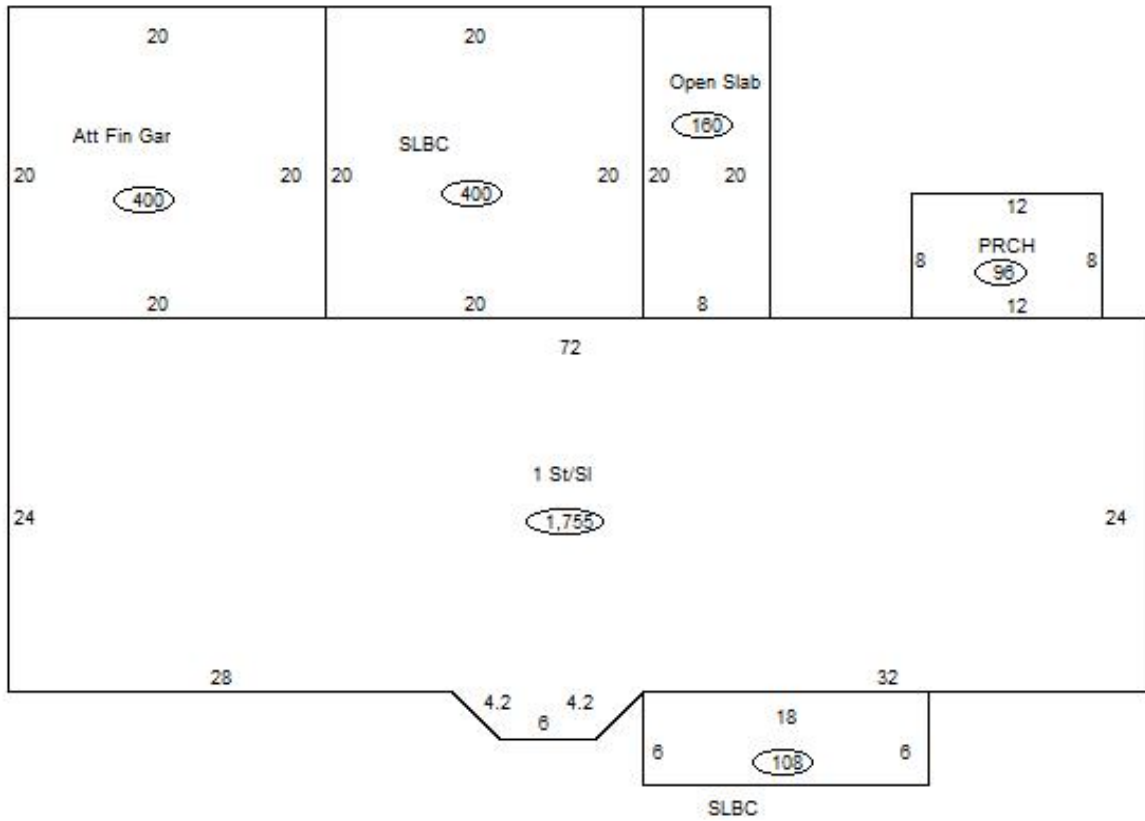
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,755	1.000	1,755
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	400	1.000	400
4	M	PRCH		13	SLBC	108	1.000	108
5	M	PATO		13	Open Slab	160	1.000	160
6	M	PRCH		13	PRCH	96	1.000	96
Total Building Area						1,755		1,755



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Formed Metal	200
	Qual 2	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (19.52 x 200)	3,904		3,904	898
				3,006