



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:41:07
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Assessment Data					Primary Image																																																																																																																				
Account 660028760 Parcel ID 000000-00-0-00609-003-0020 Cadastral ID 34-20-14-01950 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 335072 KELLEY, JASON 15001 E LATIMER ST TULSA OK 74116-0000 Parcel Location Situs 15001 E LATIMER ST Subdivision PONDEROSA ESTATES Lot/Block 0020 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028760_001.JPG 9/29/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.17119606 -95.80932952																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4783	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	20,834.00 x 2.45 = 51,043	
Factor Value		
Adjustments	1.0000	
Lot Value	51,043	

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	1,394 / 1,394
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,394
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 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	141,684 101.64 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	160,280 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.91	Total Misc Impr	+ 12,178				
Roofing Adj	+ 4.61	Garage Cost	+ 15,646				
Subfloor Adj	+ -1.21	Total RCN	= 210,814				
Heat/Cool Adj	+ 11.47	Depreciation (51%)	- 107,515				
Plumbing Adj	+ 7.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 103,299				
Adj Base Cost	= 131.27	Lot Value	+ 51,043				
Total Area	x 1,394	Indicated Value	= 154,342				
Adjusted Cost	= 182,990	Value Per SqFt	110.72				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	103,299
Lot Value	51,043
Indicated Value	154,342 110.72 Per SqFt
Agland Value	
Site Improvements	
Total Value	154,342 110.72 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	69113		70	70	24.05		1,684
PRCH	SLAB PORCH - COVERED	69114	23x10		230	23.47		5,398



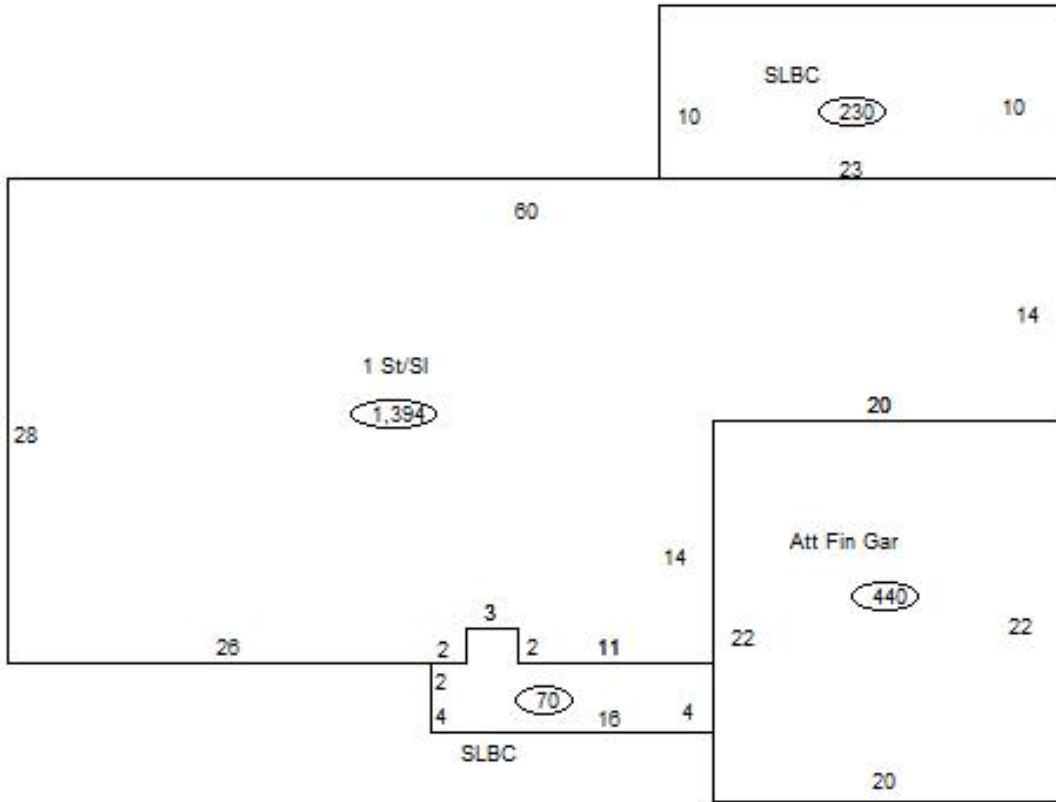
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Sketch Image

660028760



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,394	1.000	1,394
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PRCH		13	SLBC	230	1.000	230
Total Building Area						1,394		1,394