



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:25:37
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660028767 Parcel ID 000000-00-0-00609-004-0005 Cadastral ID 34-20-14-02020 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 316545 CARROLL, KRISTOPHER T & BRITNEY M 14706 E LATIMER ST TULSA OK 74116-0000 Parcel Location Situs 14706 E LATIMER ST Subdivision PONDEROSA ESTATES Lot/Block 0005 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028767_001.JPG 9/29/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5895	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	25,679.00 x 2.45 = 62,914	
Factor Value		
Adjustments	1.0000	
Lot Value	62,914	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,100 / 1,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,100
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	133,389	121.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	150,540		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.23	Total Misc Impr	+	12,406			
Roofing Adj	+ 4.80	Garage Cost	+	16,646			
Subfloor Adj	+ -1.28	Total RCN	=	175,374			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	82,426			
Plumbing Adj	+ 12.80	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	92,948			
Adj Base Cost	= 133.02	Lot Value	+	62,914			
Total Area	x 1,100	Indicated Value	=	155,862			
Adjusted Cost	= 146,322	Value Per SqFt		141.69			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,948		
Lot Value	62,914		
Indicated Value	155,862	141.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	155,862	141.69	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	69128	14x5		70	24.05		1,684
PRCH	SLAB PORCH - COVERED	69129	24x10		240	23.44		5,626



Rogers

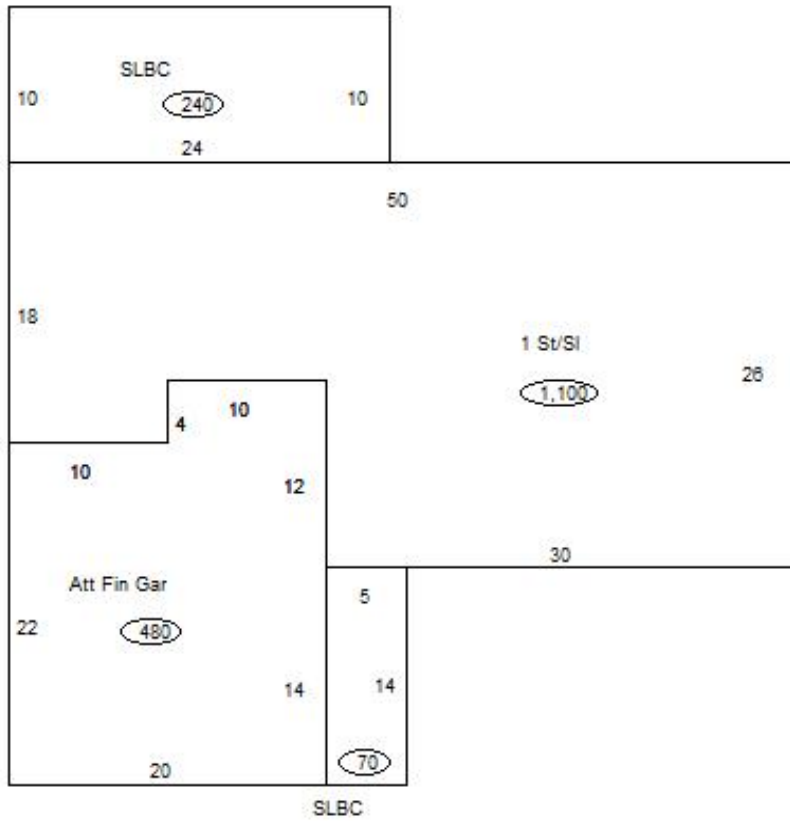
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Sketch Image

660028767



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,100	1.000	1,100
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,100		1,100