



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:53:05
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660028774 Parcel ID 000000-00-0-00609-004-0015 Cadastral ID 34-20-14-02090 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 269292 RYDER, MARY FRANCES BYRD 14920 E LATIMER ST TULSA OK 74116-0000 Parcel Location Situs 14920 LATIMER ST Subdivision PONDEROSA ESTATES Lot/Block 0015 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028774_001.JPG 9/29/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17029860 -95.80950840 LOT 15 BLOCK 4 PONDEROSA ESTATES																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>1999</td> <td>Land Value 64,825</td> <td>36,797</td> <td>11%</td> <td>4,048</td> <td>Assessed</td> <td>15,138</td> <td>1,614.62</td> </tr> <tr> <td>Year Frozen</td> <td>2023</td> <td>Improvements 177,600</td> <td>100,813</td> <td></td> <td>11,090</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-107.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 242,425</td> <td>137,610</td> <td></td> <td>15,138</td> <td>Total Taxable</td> <td>14,138</td> <td>1,508.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	1999	Land Value 64,825	36,797	11%	4,048	Assessed	15,138	1,614.62	Year Frozen	2023	Improvements 177,600	100,813		11,090	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00	TIF Project ID	0	Total Value 242,425	137,610		15,138	Total Taxable	14,138	1,508.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2496/674</td> <td>RYDER, WILLIE WILSON &</td> <td>09/02/2015</td> <td>0</td> <td>4</td> </tr> <tr> <td>1131/659</td> <td>HOWERTON, RAYMOND W &-JOYCE</td> <td>09/09/1998</td> <td>87,000</td> <td>Yes</td> </tr> <tr> <td>1049/76</td> <td>HOWERTON, RAYMOND L</td> <td>12/18/1996</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2496/674	RYDER, WILLIE WILSON &	09/02/2015	0	4	1131/659	HOWERTON, RAYMOND W &-JOYCE	09/09/1998	87,000	Yes	1049/76	HOWERTON, RAYMOND L	12/18/1996	0	No																																															
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax																																																																																																																	
Remove Cap	1999	Land Value 64,825	36,797	11%	4,048	Assessed	15,138	1,614.62																																																																																																																	
Year Frozen	2023	Improvements 177,600	100,813		11,090	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-107.00																																																																																																																	
TIF Project ID	0	Total Value 242,425	137,610		15,138	Total Taxable	14,138	1,508.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2496/674	RYDER, WILLIE WILSON &	09/02/2015	0	4																																																																																																																					
1131/659	HOWERTON, RAYMOND W &-JOYCE	09/09/1998	87,000	Yes																																																																																																																					
1049/76	HOWERTON, RAYMOND L	12/18/1996	0	No																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660028774</td><td>RYDER, MARY FRANCES BYRD</td><td>1</td><td>216,682</td><td>1000</td><td>14,138</td><td>1,508.00</td></tr> <tr><td>2024</td><td>2024-660028774</td><td>RYDER, MARY FRANCES BYRD</td><td>1</td><td>227,713</td><td>1000</td><td>14,137</td><td>1,491.00</td></tr> <tr><td>2023</td><td>2023-660028774</td><td>RYDER, MARY FRANCES BYRD</td><td>1</td><td>137,610</td><td>1000</td><td>14,137</td><td>1,451.00</td></tr> <tr><td>2022</td><td>2022-660028774</td><td>RYDER, MARY FRANCES BYRD</td><td>1</td><td>135,158</td><td>1000</td><td>13,867</td><td>1,392.00</td></tr> <tr><td>2021</td><td>2021-660028774</td><td>RYDER, MARY FRANCES BYRD</td><td>1</td><td>139,466</td><td>1000</td><td>13,650</td><td>1,201.00</td></tr> <tr><td>2020</td><td>2020-660028774</td><td>RYDER, MARY FRANCES BYRD</td><td>1</td><td>129,296</td><td>1000</td><td>13,223</td><td>1,171.00</td></tr> <tr><td>2019</td><td>2019-660028774</td><td>RYDER, MARY FRANCES BYRD</td><td>1</td><td>126,458</td><td>1000</td><td>12,910</td><td>1,159.00</td></tr> <tr><td>2018</td><td>2018-660028774</td><td>RYDER, MARY FRANCES BYRD</td><td>1</td><td>138,341</td><td>1000</td><td>13,100</td><td>1,169.00</td></tr> <tr><td>2017</td><td>2017-660028774</td><td>RYDER, MARY FRANCES BYRD</td><td>20</td><td>137,202</td><td>1000</td><td>12,689</td><td>1,146.00</td></tr> <tr><td>2016</td><td>2016-660028774</td><td>RYDER, MARY FRANCES BYRD</td><td>20</td><td>133,571</td><td>1000</td><td>12,291</td><td>1,093.00</td></tr> <tr><td>2015</td><td>2015-660028774</td><td>RYDER, MARY FRANCES BYRD</td><td>20</td><td>135,205</td><td>1000</td><td>11,904</td><td>1,064.00</td></tr> <tr><td>2014</td><td>2014-660028774</td><td>RYDER, WILLIE WILSON &</td><td>20</td><td>131,372</td><td>1000</td><td>11,528</td><td>1,043.00</td></tr> <tr><td>2013</td><td>2013-660028774</td><td>RYDER, WILLIE WILSON &</td><td>20</td><td>127,340</td><td>1000</td><td>11,163</td><td>999.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660028774	RYDER, MARY FRANCES BYRD	1	216,682	1000	14,138	1,508.00	2024	2024-660028774	RYDER, MARY FRANCES BYRD	1	227,713	1000	14,137	1,491.00	2023	2023-660028774	RYDER, MARY FRANCES BYRD	1	137,610	1000	14,137	1,451.00	2022	2022-660028774	RYDER, MARY FRANCES BYRD	1	135,158	1000	13,867	1,392.00	2021	2021-660028774	RYDER, MARY FRANCES BYRD	1	139,466	1000	13,650	1,201.00	2020	2020-660028774	RYDER, MARY FRANCES BYRD	1	129,296	1000	13,223	1,171.00	2019	2019-660028774	RYDER, MARY FRANCES BYRD	1	126,458	1000	12,910	1,159.00	2018	2018-660028774	RYDER, MARY FRANCES BYRD	1	138,341	1000	13,100	1,169.00	2017	2017-660028774	RYDER, MARY FRANCES BYRD	20	137,202	1000	12,689	1,146.00	2016	2016-660028774	RYDER, MARY FRANCES BYRD	20	133,571	1000	12,291	1,093.00	2015	2015-660028774	RYDER, MARY FRANCES BYRD	20	135,205	1000	11,904	1,064.00	2014	2014-660028774	RYDER, WILLIE WILSON &	20	131,372	1000	11,528	1,043.00	2013	2013-660028774	RYDER, WILLIE WILSON &	20	127,340	1000	11,163	999.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660028774	RYDER, MARY FRANCES BYRD	1	216,682	1000	14,138	1,508.00																																																																																																																		
2024	2024-660028774	RYDER, MARY FRANCES BYRD	1	227,713	1000	14,137	1,491.00																																																																																																																		
2023	2023-660028774	RYDER, MARY FRANCES BYRD	1	137,610	1000	14,137	1,451.00																																																																																																																		
2022	2022-660028774	RYDER, MARY FRANCES BYRD	1	135,158	1000	13,867	1,392.00																																																																																																																		
2021	2021-660028774	RYDER, MARY FRANCES BYRD	1	139,466	1000	13,650	1,201.00																																																																																																																		
2020	2020-660028774	RYDER, MARY FRANCES BYRD	1	129,296	1000	13,223	1,171.00																																																																																																																		
2019	2019-660028774	RYDER, MARY FRANCES BYRD	1	126,458	1000	12,910	1,159.00																																																																																																																		
2018	2018-660028774	RYDER, MARY FRANCES BYRD	1	138,341	1000	13,100	1,169.00																																																																																																																		
2017	2017-660028774	RYDER, MARY FRANCES BYRD	20	137,202	1000	12,689	1,146.00																																																																																																																		
2016	2016-660028774	RYDER, MARY FRANCES BYRD	20	133,571	1000	12,291	1,093.00																																																																																																																		
2015	2015-660028774	RYDER, MARY FRANCES BYRD	20	135,205	1000	11,904	1,064.00																																																																																																																		
2014	2014-660028774	RYDER, WILLIE WILSON &	20	131,372	1000	11,528	1,043.00																																																																																																																		
2013	2013-660028774	RYDER, WILLIE WILSON &	20	127,340	1000	11,163	999.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:53:06
 Page 2

Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.6074 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 26,459.00 x 2.45 = 64,825 Factor Value Adjustments 1.0000 Lot Value 64,825		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	2,380 / 2,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,380
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

660028774_001.JPG	9/29/2025
-------------------	-----------

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	239,295	100.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	230,160		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.32	Total Misc Impr	+ 5,188				
Roofing Adj	+ 4.54	Garage Cost	+ 18,168				
Subfloor Adj	+ -2.19	Total RCN	= 319,714				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 143,871				
Plumbing Adj	+ 8.21	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 175,843				
Adj Base Cost	= 124.52	Lot Value	+ 64,825				
Total Area	x 2,380	Indicated Value	= 240,668				
Adjusted Cost	= 296,358	Value Per SqFt	101.12				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,843		
Lot Value	64,825		
Indicated Value	240,668	101.12	Per SqFt
Agland Value			
Site Improvements	1,757		
Total Value	242,425	101.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69155	15x5		75	26.69		2,002
PRCH	SLAB PORCH - COVERED	69156	12x10		120	26.55		3,186



Rogers

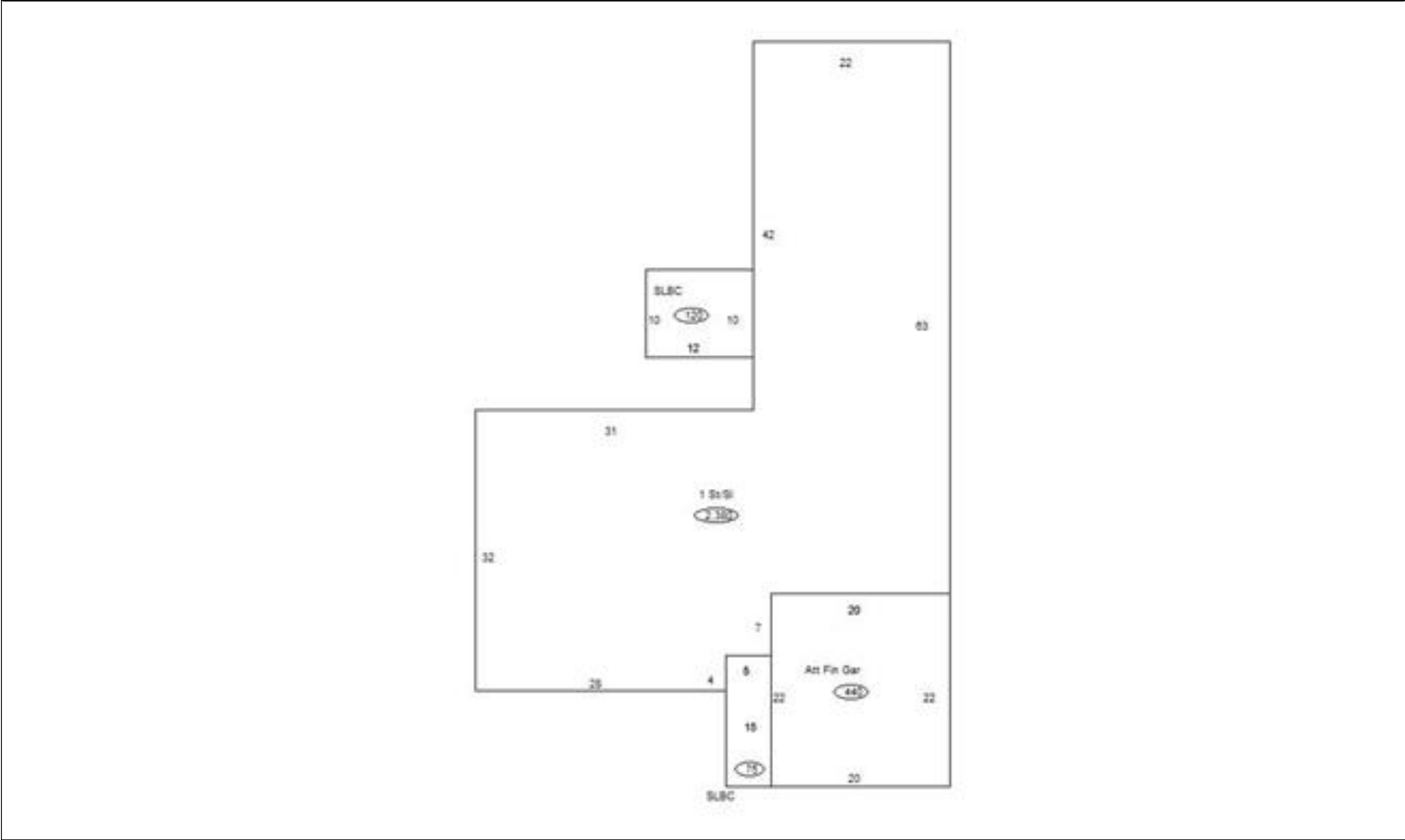
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:53:06
 Page 3

Sketch Image

660028774



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,380	1.000	2,380
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	75	1.000	75
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						2,380		2,380



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:53:06
Page 4

660028774

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x14x8	Plank	Composition Shingle	168
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (19.37 x 168)		3,254		3,254	1,497	1,757