



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:07:53
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Assessment Data					Primary Image																																																																																																																				
Account 660028776 Parcel ID 000000-00-0-00609-004-0019 Cadastral ID 34-20-14-02110 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 216004 HALL, WILBURN L C/O ELVA L HALL LANGHAM 15010 E LATIMER TULSA OK 74116-0000 Parcel Location Situs 15012 E LATIMER ST Subdivision PONDEROSA ESTATES Lot/Block 0019 / 0004 Parcel Size 1.5 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028776_002.JPG 9/29/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17029463 -95.80867273 E 37.5' LOT 17 & ALL 18 & 19 BLOCK 4 PONDEROSA ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.5334	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	66,796.00 x 1.26 = 83,840	
Factor Value		
Adjustments	1.0000	
Lot Value	83,840	

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	1,304 / 1,304
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1971 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	171,602 131.60 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	181,790 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.62	Total Misc Impr	+ 1,731				
Roofing Adj	+ 4.46	Garage Cost	+ 18,788				
Subfloor Adj	+ 1.15	Total RCN	= 193,377				
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 94,755				
Plumbing Adj	+ 9.86	Lump Sums	+ 1,862				
Basement Adj	+ 0.00	RCNLD	= 100,484				
Adj Base Cost	= 132.56	Lot Value	+ 83,840				
Total Area	x 1,304	Indicated Value	= 184,324				
Adjusted Cost	= 172,858	Value Per SqFt	141.35				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	100,484
Lot Value	83,840
Indicated Value	184,324 141.35 Per SqFt
Agland Value	
Site Improvements	22,993
Total Value	207,317 158.99 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69163	18x4		72	24.04		1,731
WODO	WOOD DECK - OPEN	69164	16x16		256	18.18	60%	1,862



Rogers

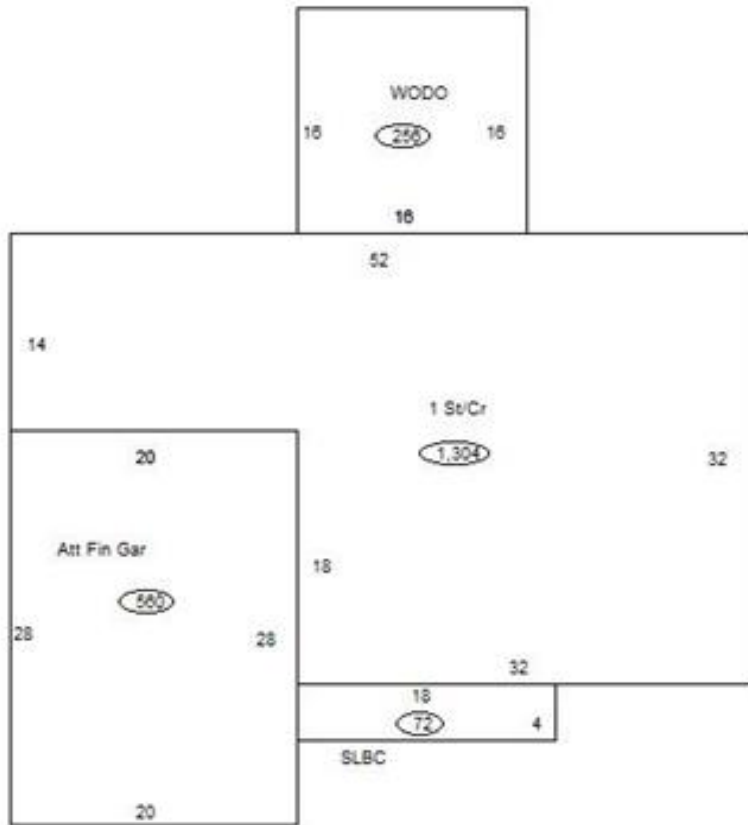
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Sketch Image

660028776



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,304	1.000	1,304
2	G	5		13	Att Fin Gar	560	1.000	560
3	M	PRCH		13	SLBC	72	1.000	72
4	M	WODO		13	WODO	256	1.000	256
Total Building Area						1,304		1,304



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	26x38x12	Concrete	Formed Metal	988
	Qual 2	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (31.03 x 988)		30,658	30,658	7,665		22,993