



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:50:08
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Assessment Data					Primary Image																																																																																																																				
Account 660028777 Parcel ID 000000-00-0-00609-004-0021 Cadastral ID 34-20-14-02120 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 167464 MCGEHEE, LARRY MARTIN & GERALDINE-TRUSTEES 15102 E LATIMER TULSA OK 74116-0000 Parcel Location Situs 15102 E LATIMER ST Subdivision PONDEROSA ESTATES Lot/Block 0021 / 0004 Parcel Size 2 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028777_002.JPG 9/29/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17028607 -95.80807888																																																																																																																									
LOTS 20 & 21 BLOCK 4 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2098	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	52,700.00 x 1.58 = 83,135	
Factor Value		
Adjustments	1.0000	
Lot Value	83,135	

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	1,629 / 1,629
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	744 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1968 / 44

Cost Approach		Manual : 01/2025	
Base Cost	105.14	Total Misc Impr	+ 23,145
Roofing Adj	+ 4.45	Garage Cost	+ 23,927
Subfloor Adj	+ 1.15	Total RCN	= 256,594
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 133,429
Plumbing Adj	+ 6.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 123,165
Adj Base Cost	= 128.62	Lot Value	+ 83,135
Total Area	x 1,629	Indicated Value	= 206,300
Adjusted Cost	= 209,522	Value Per SqFt	126.64



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	220,132	135.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	243,200 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,165		
Lot Value	83,135		
Indicated Value	206,300	126.64	Per SqFt
Agland Value			
Site Improvements	37,712		
Total Value	244,012	149.79	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	69167	8x8		64	24.07		1,540
EPSW	ENCLOSED PORCH - SOLID WALL	69168	18x12		216	61.83		13,355
PATO	Patio - Open	175269	386		386	8.17		3,154



Rogers

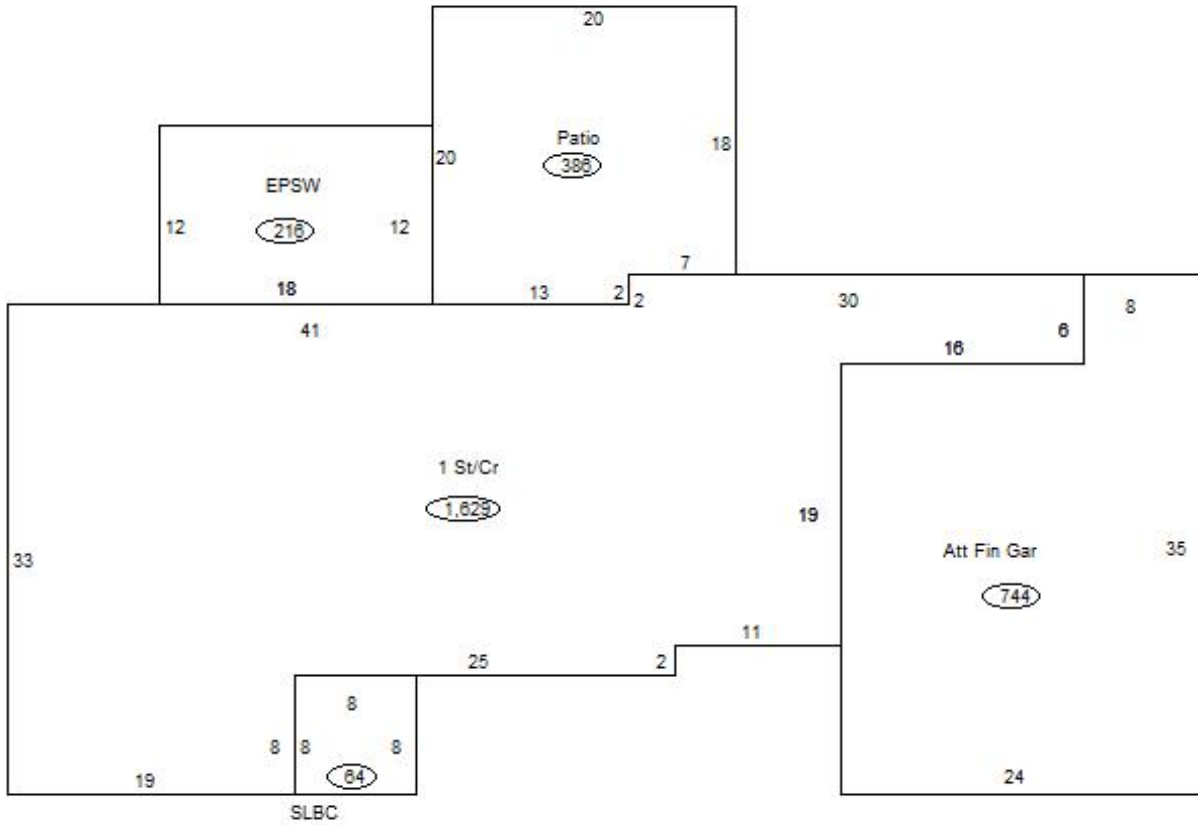
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,629	1.000	1,629
2	G	5		13	Att Fin Gar	744	1.000	744
3	M	PRCH		13	SLBC	64	1.000	64
4	M	EPSW		13	EPSW	216	1.000	216
5	M	PATO		13	Patio	386	1.000	386
Total Building Area						1,629		1,629



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open ON SPLA	0x0x0	Plank		
	Qual 3	Cond 3	Year 2016	Eff Age 8		

Valuation Summary **Modifier Total** **RCN** **Depr (44% Phys/ % Func)** **RCNLD**

Base Cost (16.99 x)



UTIL	SHOP BUILDING		50x30x12	Base	Formed Metal	1,500
Qual 3	Cond 3	Year 2010	Eff Age 12			

Valuation Summary **Modifier Total** **RCN** **Depr (25% Phys/ % Func)** **RCNLD**

Base Cost (29.64 x 1,500) 44,460 44,460 11,115 33,345



SHDS	Shed - Small		6x9x8	Plank	Composition Shingle	54
Qual 2	Cond 3	Year 2010	Eff Age 12			

Valuation Summary **Modifier Total** **RCN** **Depr (46% Phys/ % Func)** **RCNLD**

Base Cost (29.69 x 54) 1,603 1,603 737 866



BNGP	Barn - General Purpose		20x22x8	Dirt	Galvanized Metal	440
Qual 3	Cond 3	Year 1980	Eff Age 35			

Valuation Summary **Modifier Total** **RCN** **Depr (61% Phys/ % Func)** **RCNLD**

Base Cost (20.40 x 440) 8,976 8,976 5,475 3,501