



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660028781								
Parcel ID	000000-00-0-00609-005-0003								
Cadastral ID	34-20-14-02160								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	256317								
SPENCER, VICHIE ART									
1114 N 147TH E AVE TULSA OK 74116-0000									
Parcel Location									
Situs	01114 N 147TH E AVE								
Subdivision	PONDEROSA ESTATES								
Lot/Block	0003 / 0005	Parcel Size	1 - Lots						
Sec/Twn/Rng	34 / 20 / 14 / 5								
Neighborhood	1045 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17131027 -95.81276333									
Building Permits									
LOT 3 BLOCK 5 PONDEROSA ESTATES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	917/486	SPENCER, KENNETH J	05/28/1993	34,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	52,364	13,573	11%	1,493	Assessed	10,531	1,123.24
Year Frozen	0	Improvements	128,287	82,161		9,038	Penalty	0	
Uncapped Value	4,046	Mobile Home	0	0		0	Exemption	1,000	-106.00
TIF Project ID	0	Total Value	180,651	95,734		10,531	Total Taxable	9,531	1,017.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660028781	SPENCER, VICHIE ART	1	164,954	1000	8,792	938.00		
2024	2024-660028781	SPENCER, VICHIE ART	1	171,860	1000	8,507	897.00		
2023	2023-660028781	SPENCER, VICHIE ART	1	125,091	1000	8,230	845.00		
2022	2022-660028781	SPENCER, VICHIE ART	1	122,360	1000	7,961	799.00		
2021	2021-660028781	SPENCER, VICHIE ART	1	123,141	1000	7,700	677.00		
2020	2020-660028781	SPENCER, VICHIE ART	1	113,396	1000	7,447	660.00		
2019	2019-660028781	SPENCER, VICHIE ART	1	110,816	1000	7,201	647.00		
2018	2018-660028781	SPENCER, VICHIE ART	1	115,443	1000	6,963	622.00		
2017	2017-660028781	SPENCER, VICHIE ART	20	114,529	1000	6,731	608.00		
2016	2016-660028781	SPENCER, VICHIE ART	20	111,752	1000	6,505	579.00		
2015	2015-660028781	SPENCER, VICHIE ART	20	111,024	1000	6,287	562.00		
2014	2014-660028781	SPENCER, VICHIE ART	20	106,961	1000	6,074	549.00		
2013	2013-660028781	SPENCER, VICHIE ART	20	97,604	1000	5,371	481.00		



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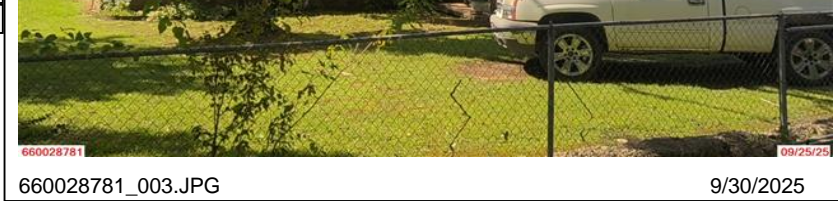
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4907 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 21,373.00 x 2.45 = 52,364 Factor Value Adjustments 1.0000 Lot Value 52,364		<p>660028781_003.JPG 9/30/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	1,406 / 1,406
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,406
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 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	163,347	116.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	174,560		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	108.87	Total Misc Impr	+	9,246	
Roofing Adj	+ 5.27	Garage Cost	+	15,646	
Subfloor Adj	+ -1.21	Total RCN	=	213,887	
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	104,805	
Plumbing Adj	+ 10.02	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	109,082	
Adj Base Cost	= 134.42	Lot Value	+	52,364	
Total Area	x 1,406	Indicated Value	=	161,446	
Adjusted Cost	= 188,995	Value Per SqFt		114.83	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,082		
Lot Value	52,364		
Indicated Value	161,446	114.83	Per SqFt
Agland Value			
Site Improvements	19,205		
Total Value	180,651	128.49	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	69183	14x5		70	24.05		1,684
PRCH	SLAB PORCH - COVERED	69184	14x5		70	24.05		1,684
PATO	SLAB PORCH - OPEN	69185	12x6		72	10.86		782



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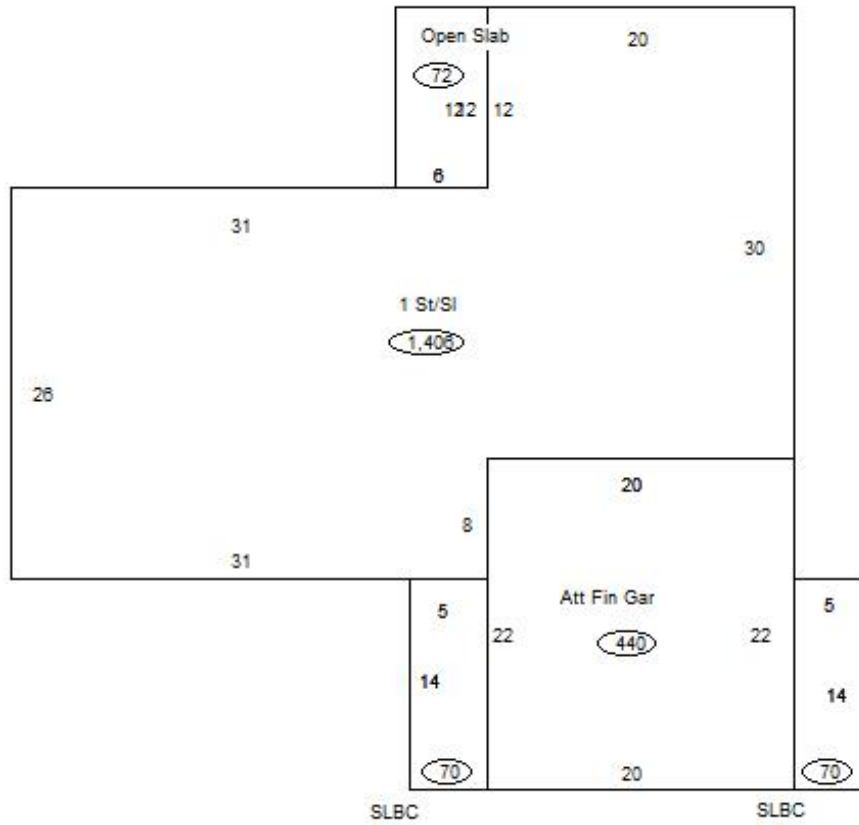
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,406	1.000	1,406
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	70	1.000	70
5	M	PATO		13	Open Slab	72	1.000	72
Total Building Area						1,406		1,406



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x18x8	Plank	Formed Metal	180
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	
	Base Cost (24.98 x 180)		4,496	4,496	450	4,046
	UTIL	SHOP BUILDING	24x24x8	Concrete	Formed Metal	576
	Qual	2	Cond 3	Year 2013	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	
	Base Cost (29.31 x 576)		16,883	16,883	3,377	13,506
	SHDS	Shed - Small	10x15x8	Plank	Formed Metal	150
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	
	Base Cost (20.41 x 150)		3,062	3,062	1,409	1,653