



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:53:07  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028789 <b>Parcel ID</b> 000000-00-0-00609-006-0015 <b>Cadastral ID</b> 34-20-14-02240 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 266122 GINN, BUDDY JOE &  PATRICIA H 1206 N 147TH E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01206 N 147TH E AVE <b>Subdivision</b> PONDEROSA ESTATES <b>Lot/Block</b> 0015 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660028789_001.JPG 9/30/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17236657 -95.81280226 LOT 15 BLOCK 6 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	0.6704	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	29,202.00 x 2.45 = 71,545	
Factor Value		
Adjustments	1.0000	
Lot Value	71,545	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,781 / 2,534
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,781
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,100 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1997 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	463,050	182.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	25,380		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.11	Total Misc Impr	+	25,251			
Roofing Adj	+ 4.36	Garage Cost	+	62,601			
Subfloor Adj	+ -3.35	Total RCN	=	405,413			
Heat/Cool Adj	+ 16.31	Depreciation ( 23%)	-	93,245			
Plumbing Adj	+ 7.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	312,168			
Adj Base Cost	= 125.32	Lot Value	+	71,545			
Total Area	x 2,534	Indicated Value	=	383,713			
Adjusted Cost	= 317,561	Value Per SqFt		151.43			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	312,168		
Lot Value	71,545		
Indicated Value	383,713	151.43	Per SqFt
Agland Value			
Site Improvements	71,299		
Total Value	455,012	179.56	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	69196		272	272	32.03		8,712
PATO	SLAB PORCH - OPEN	69197		18x9	162	13.66		2,213
PRCH	SLAB PORCH - COVERED	122638		22x10	220	32.19		7,082

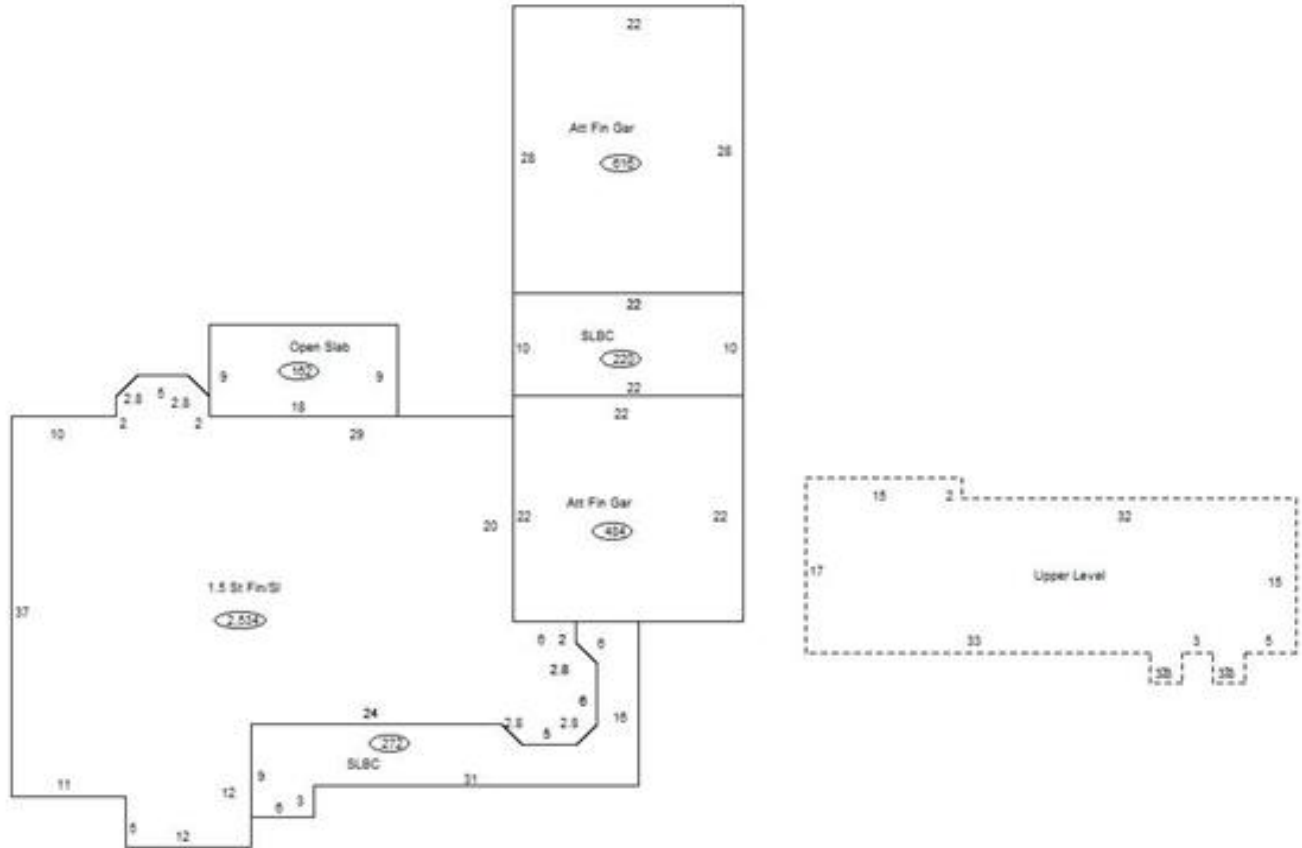


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Sketch Image

660028789



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,781	1.423	2,534
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	272	1.000	272
4	M	PATO		13	Open Slab	162	1.000	162
5	U	^UL		13	Upper Level	753	1.000	753
6	M	PRCH		13	SLBC	220	1.000	220
7	G	5		13	Att Fin Gar	616	1.000	616
<b>Total Building Area</b>						1,781		2,534



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x30x12	Concrete	Formed Metal	1,800
	Qual	4	Cond 3	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (33.05 x 1,800)		59,490	59,490	1,785	57,705
	PATO	Patio - Open	0x0x0	Concrete		400
	Qual	4	Cond 3	Year 2023	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.78 x 400)		4,312	4,312	431	3,881
	PATC	Patio - Covered	12x20x8	Concrete	Formed Metal	240
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.43 x 240)		3,943	3,943	591	3,352
	WODO	WOOD DECK - OPEN	35x20x0	Plank		594
	Qual	4	Cond 2	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (21.23 x 594)		12,611	12,611	7,440	5,171
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.03 x 100)		2,203	2,203	1,013	1,190