



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	660028806													
Parcel ID	000000-00-0-00609-007-0018													
Cadastral ID	34-20-14-02410													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	317433													
PITTS, TROY BRYAN														
14804 E MARSHALL ST TULSA OK 74116-0000														
Parcel Location														
Situs	14809 E MARSHALL ST													
Subdivision	PONDEROSA ESTATES													
Lot/Block	0018 / 0007	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: 36.17244198 -95.81062593														
E2 LOT 17 & E2 LOT 18 BLOCK 7 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	PITTS, TROY BRYAN	04/26/2024	0	WB										
1084/368	WERTHEN, GEORGE T	10/10/1997	81,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	1998	Land Value	52,599	18,615	11%	2,048	Assessed	16,246						
Year Frozen	0	Improvements	165,777	129,070		14,198	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	218,376	147,685		16,246	Total Taxable	15,246						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660028806	PITTS, TROY BRYAN	1	205,962	1000	14,772	1,576.00							
2024	2024-660028806	PITTS, TROY BRYAN	1	217,234	1000	14,313	1,510.00							
2023	2023-660028806	PITTS, TROY B & GINA L	1	160,469	1000	13,867	1,423.00							
2022	2022-660028806	PITTS, TROY B & GINA L	1	158,003	1000	13,434	1,349.00							
2021	2021-660028806	PITTS, TROY B & GINA L	1	164,557	1000	13,014	1,145.00							
2020	2020-660028806	PITTS, TROY B & GINA L	1	153,885	1000	12,606	1,117.00							
2019	2019-660028806	PITTS, TROY B & GINA L	1	150,206	1000	12,209	1,096.00							
2018	2018-660028806	PITTS, TROY B & GINA L	1	157,108	1000	11,825	1,055.00							
2017	2017-660028806	PITTS, TROY B & GINA L	20	155,732	1000	11,451	1,034.00							
2016	2016-660028806	PITTS, TROY B & GINA L	20	151,526	1000	11,089	986.00							
2015	2015-660028806	PITTS, TROY B & GINA L	20	150,733	1000	10,736	960.00							
2014	2014-660028806	PITTS, TROY B & GINA L	20	147,096	1000	10,395	940.00							
2013	2013-660028806	PITTS, TROY B & GINA L	20	139,529	1000	10,063	901.00							




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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4929 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 21,469.00 x 2.45 = 52,599 Factor Value Adjustments 1.0000 Lot Value 52,599		 <p>660028806_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	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	2,505 / 2,505
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 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 220,261 87.93 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 199,980 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.32	Total Misc Impr	+ 7,076	Roofing Adj	+ 4.83	Garage Cost	+ 17,361
Subfloor Adj	+ 1.08	Total RCN	= 313,314	Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 153,524
Plumbing Adj	+ 5.62	Lump Sums	+ 3,185	Basement Adj	+ 0.00	RCNLD	= 162,975
Adj Base Cost	= 115.32	Lot Value	+ 52,599	Total Area	x 2,505	Indicated Value	= 215,574
		Value Per SqFt	86.06	Adjusted Cost	= 288,877		

Value Reconciliation
Selected Approach Cost Approach Improvements 162,975 Lot Value 52,599 Indicated Value 215,574 86.06 Per SqFt Agland Value Site Improvements 2,802 Total Value 218,376 87.18 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
SHLT	STORM SHELTER	0		1	2021	0.00		
WODO	Wood Deck - Open	69201	12x12		144	23.53	6%	3,185
PATO	Patio - Open	69202	18x11		198	10.00		1,980



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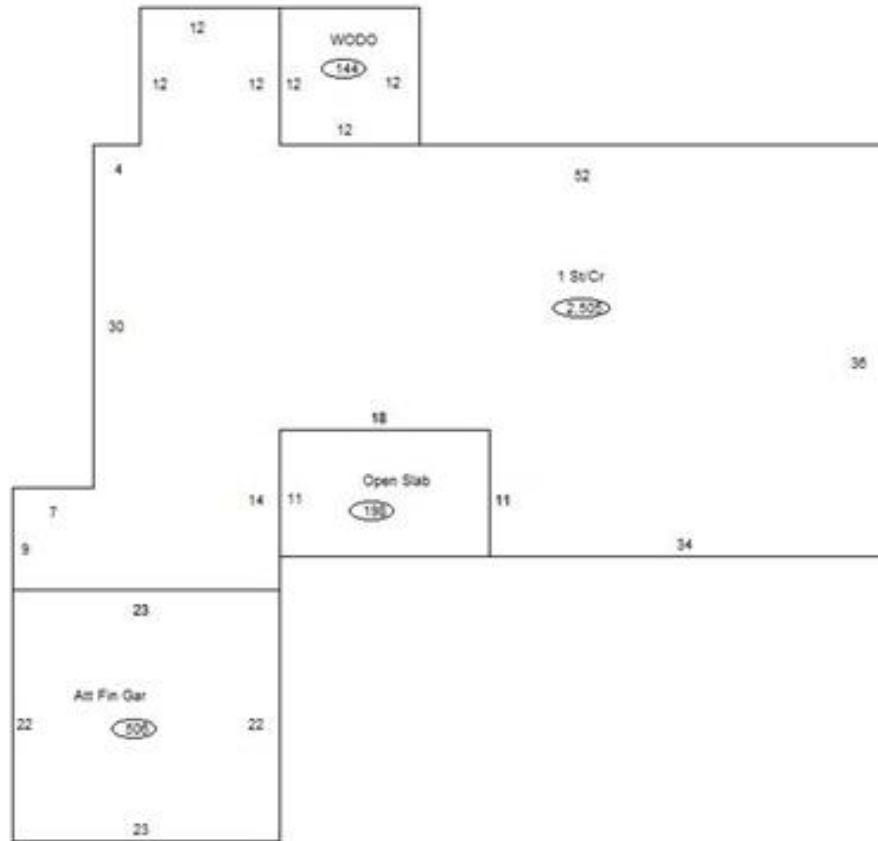
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,505	1.000	2,505
2	G	5		13	Att Fin Gar	506	1.000	506
3	M	WODO		13	WODO	144	1.000	144
4	M	PATO		13	Open Slab	198	1.000	198
Total Building Area						2,505		2,505



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80	
	Qual	2	Cond 2	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (24.87 x 80)		1,990		1,990	1,035	955
	LNT0	Lean To - Attached	10x8x8	Dirt	Formed Metal	80	
	Qual	2	Cond 2	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (8.42 x 80)		674		674	404	270
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
	Base Cost (20.86 x 140)		2,920		2,920	1,343	1,577