



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 660028812 Parcel ID 000000-00-0-00609-007-0023 Cadastral ID 34-20-14-02470 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 276833 SIMPSON, JAMES M & KATHY 1229 N 147TH E AVE TULSA OK 74116-0000 Parcel Location Situs 01229 N 147TH E AVE Subdivision PONDEROSA ESTATES Lot/Block 0023 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660028812_003.JPG 9/30/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.17322851 -95.81181290																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4977	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	21,680.00 x 2.45 = 53,116	
Factor Value		
Adjustments	1.0000	
Lot Value	53,116	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	1,685 / 1,685
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,685
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	185,200	109.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	197,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.02	Total Misc Impr	+	9,660			
Roofing Adj	+ 4.42	Garage Cost	+	14,664			
Subfloor Adj	+ -1.15	Total RCN	=	240,189			
Heat/Cool Adj	+ 11.47	Depreciation (29%)	-	69,655			
Plumbing Adj	+ 8.35	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	170,534			
Adj Base Cost	= 128.11	Lot Value	+	53,116			
Total Area	x 1,685	Indicated Value	=	223,650			
Adjusted Cost	= 215,865	Value Per SqFt		132.73			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,534		
Lot Value	53,116		
Indicated Value	223,650	132.73	Per SqFt
Agland Value			
Site Improvements	1,360		
Total Value	225,010	133.54	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	69213		120	120	23.88		2,866
PRCH	SLAB PORCH - COVERED	69214		7x6	42	24.14		1,014
PATO	SLAB PORCH - OPEN	69215		9x7	63	10.86		684



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x10x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (20.98 x 120)		2,518		2,518	1,158	1,360