



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:48:41  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028834 <b>Parcel ID</b> 000000-00-0-00609-008-0010 <b>Cadastral ID</b> 34-20-14-02690 <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> 347337 SEELEY, MELBA DEAN REVOCABLE TRUST  1308 N 151ST E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01308 N 151ST E AVE <b>Subdivision</b> PONDEROSA ESTATES <b>Lot/Block</b> 0010 / 0008 <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>660028834_001.JPG 9/30/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17411639 -95.80895965 LOT 10 BLOCK 8 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	0.4693							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	20,442.00 x 2.45 = 50,083			660028834_001.JPG	9/30/2025			
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	50,083			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code	1 Test			
Quality	2.5 - Fair			Adusted R	0.8445			
Architecture	TRAD TRADITIONAL			Indicated Value	161,509 102.55 Per SqFt			
Style	100% One Story			<b>Direct Comparables</b>				
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood			Selection Model	A Adam Test			
Base/Total Area	1,575 / 1,575			Adjustment Model	1 2022 Residential			
Style	100% One Story			Comparables	4			
HVAC	100% Warmed & Cooled Air			Indicated Value	157,520 Per SqFt			
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	0			Selected Approach	Cost Approach			
Fixture/RghIn	10 /			Improvements	104,840			
Bed/F/H Bath	3 / 1.0 / 1.0			Lot Value	50,083			
Basement Area				Indicated Value	154,923 98.36 Per SqFt			
Garage Type	528 Attached Garage - Finished 2 Stalls			Agland Value				
Remodel				Site Improvements				
Year/Eff Age	1970 / 42			Total Value	154,923 98.36 Total Value Per SqFt			
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	95.91	Total Misc Impr	+ 1,158					
Roofing Adj	+ 4.28	Garage Cost	+ 17,947					
Subfloor Adj	+ 1.17	Total RCN	= 209,680					
Heat/Cool Adj	+ 11.47	Depreciation ( 50%)	- 104,840					
Plumbing Adj	+ 8.17	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 104,840					
Adj Base Cost	= 121.00	Lot Value	+ 50,083					
Total Area	x 1,575	Indicated Value	= 154,923					
Adjusted Cost	= 190,575	Value Per SqFt	98.36					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69256	12x4		48	24.12		1,158



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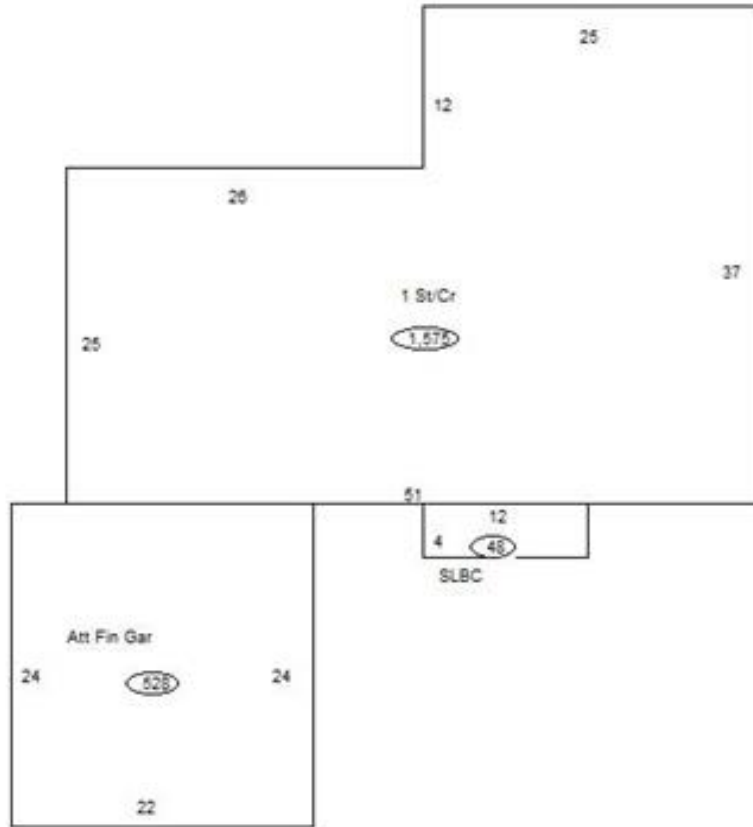
Date 04/16/2026

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### Sketch Image

660028834



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,575	1.000	1,575
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	48	1.000	48
<b>Total Building Area</b>						<b>1,575</b>		<b>1,575</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR - NCV	0x0x0			
	Qual	2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x )				