



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	660028843				<p>660028843_001.JPG 9/30/2025</p>									
Parcel ID	000000-00-0-00609-008-0022													
Cadastral ID	34-20-14-02780													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	329480													
PITTS, LANCY D														
1209 N 149TH E AVE TULSA OK 74116-0000														
Parcel Location														
Situs	01209 N 149TH E AVE													
Subdivision	PONDEROSA ESTATES													
Lot/Block	0022 / 0008	Parcel Size	2 - Lots											
Sec/Twn/Rng	34 / 20 / 14 / 5													
Neighborhood	1045 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17288907 -95.80980690														
LOTS 21 & 22 BLOCK 8 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										
/	BIESEN, KRISTY L & PATRICK W	10/25/2019	120,000	YES										
2447/717	DEARMAN, LOWELL D	11/25/2014	117,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2020	Land Value	82,632	56,205	11%	6,183	Assessed	16,198 1,727.68						
Year Frozen		Improvements	105,634	91,044		10,015	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00						
TIF Project ID	0	Total Value	188,266	147,249		16,198	Total Taxable	15,198 1,621.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660028843	PITTS, LANCY D	1	181,336	1000	14,725	1,571.00							
2024	2024-660028843	PITTS, LANCY D	1	208,663	1000	14,268	1,505.00							
2023	2023-660028843	PITTS, LANCY D	1	134,756	1000	13,823	1,419.00							
2022	2022-660028843	PITTS, LANCY D	1	134,754	1000	13,803	1,386.00							
2021	2021-660028843	PITTS, LANCY D	1	144,641	1000	13,372	1,176.00							
2020	2020-660028843	PITTS, LANCY D	1	126,850	0	13,954	1,236.00							
2019	2019-660028843	BIESEN, KRISTY L & PATRICK W	1	128,085	1000	13,089	1,175.00							
2018	2018-660028843	BIESEN, KRISTY L & PATRICK W	1	134,774	1000	13,825	1,234.00							
2017	2017-660028843	BIESEN, KRISTY L & PATRICK W	20	133,537	1000	13,689	1,236.00							
2016	2016-660028843	BIESEN, KRISTY L & PATRICK W	20	130,782	0	14,386	1,279.00							
2015	2015-660028843	BIESEN, KRISTY L & PATRICK W	20	129,868	0	14,285	1,277.00							
2014	2014-660028843	DEARMAN, LOWELL D	20	120,880	1000	5,950	538.00							
2013	2013-660028843	DEARMAN, LOWELL D	20	120,098	1000	5,950	533.00							



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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.9789							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	42,641.00 x 1.94 = 82,632							
Factor Value								
Adjustments	1.0000							
Lot Value	82,632							
Residential Data				660028843_001.JPG 9/30/2025				
Type	1 Single Family Residence			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	2.5 - Fair			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test				
Base/Total Area	1,352 / 1,352			Adusted R 0.8445				
Style	100% One Story			Indicated Value 149,855 110.84 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	0			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 8				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 195,240 Per SqFt				
Basement Area				Value Reconciliation				
Garage Type	520 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach				
Remodel				Improvements 100,345				
Year/Eff Age	1967 / 44			Lot Value 82,632				
Cost Approach		Manual : 01/2025		Indicated Value 182,977 135.34 Per SqFt				
Base Cost	102.31	Total Misc Impr	+ 15,984	Agland Value				
Roofing Adj	+ 4.34	Garage Cost	+ 17,742	Site Improvements 5,289				
Subfloor Adj	+ 1.15	Total RCN	= 209,053	Total Value 188,266 139.25 Total Value Per SqFt				
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 108,708					
Plumbing Adj	+ 10.41	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 100,345					
Adj Base Cost	= 129.68	Lot Value	+ 82,632					
Total Area	x 1,352	Indicated Value	= 182,977					
Adjusted Cost	= 175,327	Value Per SqFt	135.34					
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	69283	28x6		168	23.69		3,980
PRCH	SLAB PORCH - COVERED	69284	24x10		240	23.44		5,626
PATO	Patio - Open	175178	12x10		120	10.68		1,282



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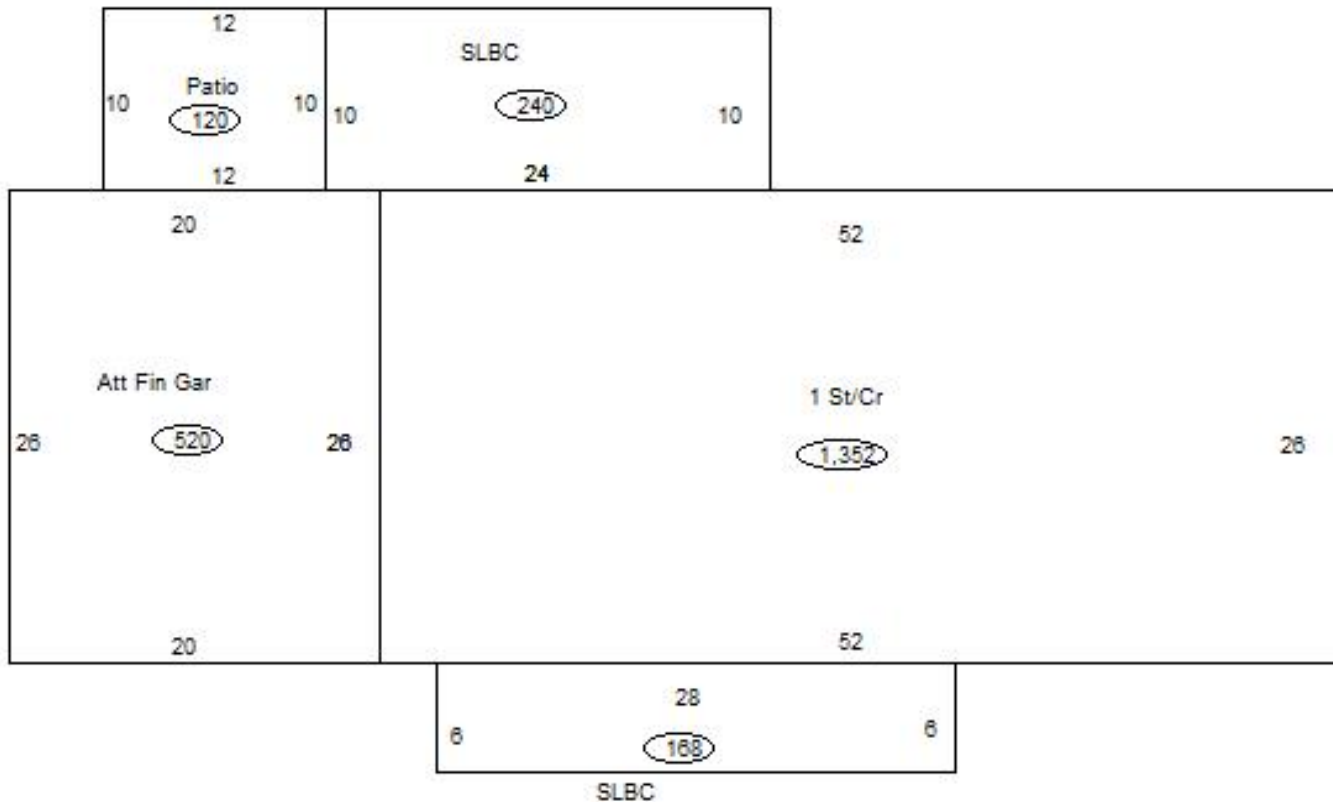
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Sketch Image

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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	1,352	1.000	1,352
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PATO		13	Patio	120	1.000	120
Total Building Area						1,352		1,352



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x28x10	Concrete	Composition Shingle	672
	Qual 2	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (17.49 x 672)		11,753	11,753	6,464		5,289