



# 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	660028913				<p>660028913_002.JPG 10/1/2025</p>									
Parcel ID	000000-00-0-20080-003-0007													
Cadastral ID	34-20-14-03500													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	298628													
RACHEL'S RESIDENCES LLC														
4711 S 176TH E PL TULSA OK 74134-0000														
Parcel Location														
Situs	01405 N 157TH E AVE													
Subdivision	HIGHLAND ACRES SECOND ADD AMD													
Lot/Block	0007 / 0003	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: 36.17588847 -95.80154773														
LOTS 6 & 7 BLOCK 3 HIGHLAND AC II AMD														
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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		/	MOTT, J A &	06/02/2023	89,000	10					
PD	Add-Homestead	No	1,000		847/746			0	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax					
Remove Cap	2025	Land Value	62,066	62,066	11%	6,827	Assessed	15,791	1,684.27					
Year Frozen	2000	Improvements	81,488	81,488		8,964	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	143,554	143,554		15,791	Total Taxable	15,791	1,684.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660028913	RACHEL'S RESIDENCES LLC	1	139,261	0	15,318	1,634.00							
2024	2024-660028913	RACHEL'S RESIDENCES LLC	1	146,846	2000	3,125	330.00							
2023	2023-660028913	MOTT, J A &	1	111,296	2000	3,125	321.00							
2022	2022-660028913	MOTT, J A &	1	87,293	2000	3,125	314.00							
2021	2021-660028913	MOTT, J A &	1	87,966	2000	3,125	275.00							
2020	2020-660028913	MOTT, J A &	1	89,051	2000	3,125	277.00							
2019	2019-660028913	MOTT, J A &	1	84,840	2000	3,124	281.00							
2018	2018-660028913	MOTT, J A &	1	91,329	2000	3,125	279.00							
2017	2017-660028913	MOTT, J A &	1	89,744	2000	3,125	282.00							
2016	2016-660028913	MOTT, J A &	1	87,526	2000	3,125	278.00							
2015	2015-660028913	MOTT, J A &	1	85,383	2000	3,124	279.00							
2014	2014-660028913	MOTT, J A &	1	88,255	2000	3,125	283.00							
2013	2013-660028913	MOTT, J A &	1	85,653	2000	3,125	280.00							




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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5816	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	25,333.00 x 2.45 = 62,066	
Factor Value		
Adjustments	1.0000	
Lot Value	62,066	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,366 / 1,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	9 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	676 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1960 / 50

Cost Approach		Manual : 01/2025	
Base Cost	95.30	Total Misc Impr	+ 11,045
Roofing Adj	+ 3.97	Garage Cost	+ 18,658
Subfloor Adj	+ 2.30	Total RCN	= 192,967
Heat/Cool Adj	+ 10.30	Depreciation ( 59%)	- 113,851
Plumbing Adj	+ 7.65	Lump Sums	+ 2,372
Basement Adj	+ 0.00	RCNLD	= 81,488
Adj Base Cost	= 119.52	Lot Value	+ 62,066
Total Area	x 1,366	Indicated Value	= 143,554
Adjusted Cost	= 163,264	Value Per SqFt	105.09

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	136,903	100.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	135,800 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	81,488		
Lot Value	62,066		
Indicated Value	143,554	105.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	143,554	105.09	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	4,576.55		4,577
EPSW	ENCLOSED PORCH - SOLID WALL	69314	8x8		64	55.46		3,549
PRCH	SLAB PORCH - COVERED	69315	28x5		140	20.85		2,919
WODC	WOOD DECK - COVERED	69316	24x12		288	27.45	70%	2,372



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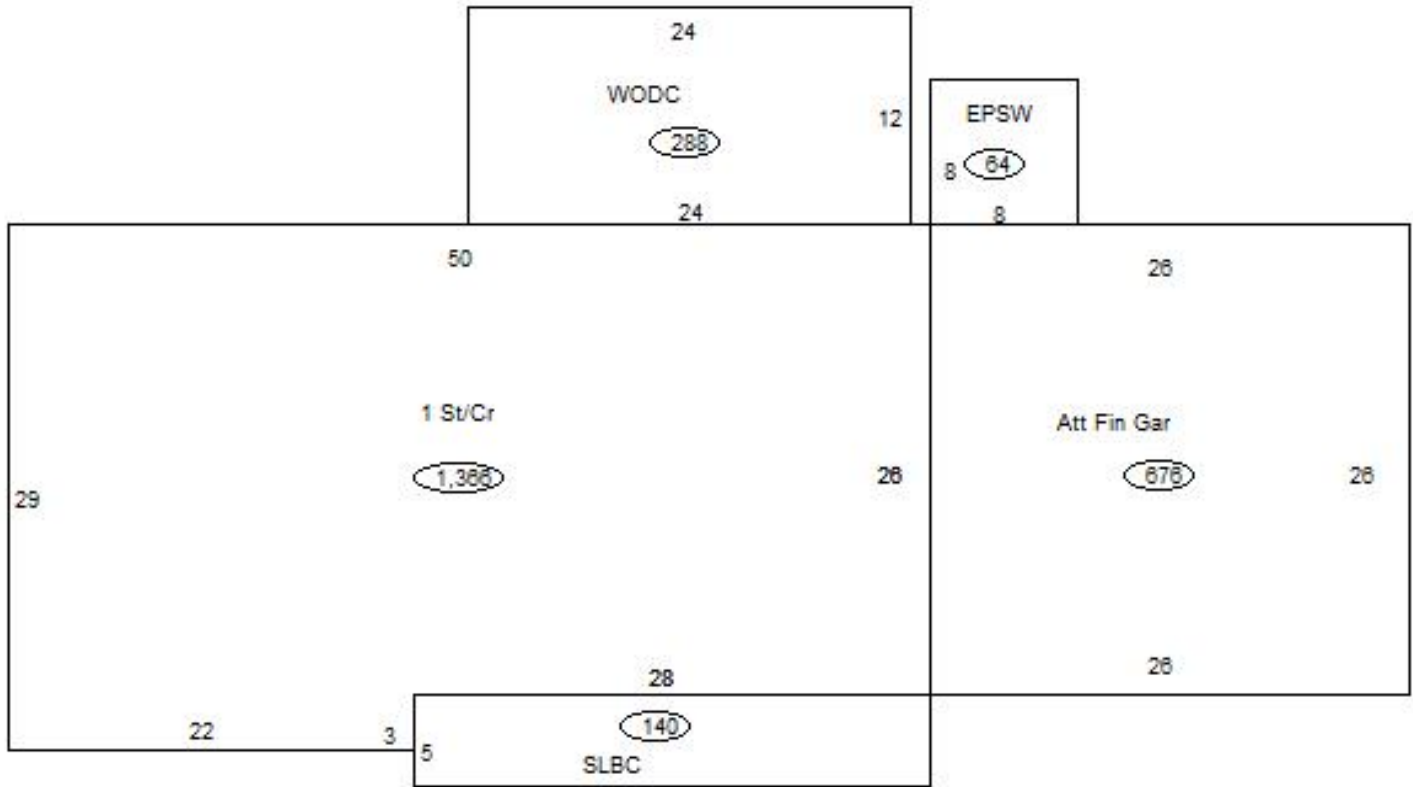
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Sketch Image

660028913



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,366	1.000	1,366
2	G	5		13	Att Fin Gar	676	1.000	676
3	M	EPSW		13	EPSW	64	1.000	64
4	M	PRCH		13	SLBC	140	1.000	140
5	M	WODC		13	WODC	288	1.000	288
<b>Total Building Area</b>						1,366		1,366