



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:48:30  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028914 <b>Parcel ID</b> 000000-00-0-20080-003-0009 <b>Cadastral ID</b> 34-20-14-03510 <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> 254725 JACKSON, TERESA DAWN CHENEY  1403 N 157TH E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01403 N 157TH E AVE <b>Subdivision</b> HIGHLAND ACRES SECOND ADD AMD <b>Lot/Block</b> 0009 / 0003 <b>Parcel Size</b> 2 - 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>660028914_001.JPG 10/1/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17551626 -95.80157790 LOTS 8 & 9 BLOCK 3 HIGHLAND AC II AMD																																																																																																																									
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Lot Data		Square-Foot - NBHD 1045 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5761		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	25,096.00 x 2.45 = 61,485		
Factor Value			
Adjustments	1.0000		
Lot Value	61,485		



660028914\_001.JPG 10/1/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,772 / 1,772
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,772
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	604 Attached Garage - Finished
Remodel	
Year/Eff Age	1972 / 41

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	186,307 105.14 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	184,300 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	153,050
Lot Value	61,485
Indicated Value	214,535 121.07 Per SqFt
Agland Value	
Site Improvements	4,184
Total Value	218,719 123.43 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	108.99	Total Misc Impr	+	30,390
Roofing Adj	+ 5.12	Garage Cost	+	19,908
Subfloor Adj	+ -1.15	Total RCN	=	283,653
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	-	138,990
Plumbing Adj	+ 7.26	Lump Sums	+	8,387
Basement Adj	+ 0.00	RCNLD	=	153,050
Adj Base Cost	= 131.69	Lot Value	+	61,485
Total Area	x 1,772	Indicated Value	=	214,535
Adjusted Cost	= 233,355	Value Per SqFt		121.07

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2002	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	69319	88		88	23.99		2,111
PRCH	SLAB PORCH - COVERED	69320	24x12		288	23.29		6,708
WODC	Wood Deck - Covered	69321	24x12		288	29.12		8,387
PRCH	SLAB PORCH - COVERED	149896	25x10		250	23.41		5,853
PATO	SLAB PORCH - OPEN	149897	22x4		88	10.86		956
CPDT	Carport - Detached	175217	30x30		900	10.74		9,666

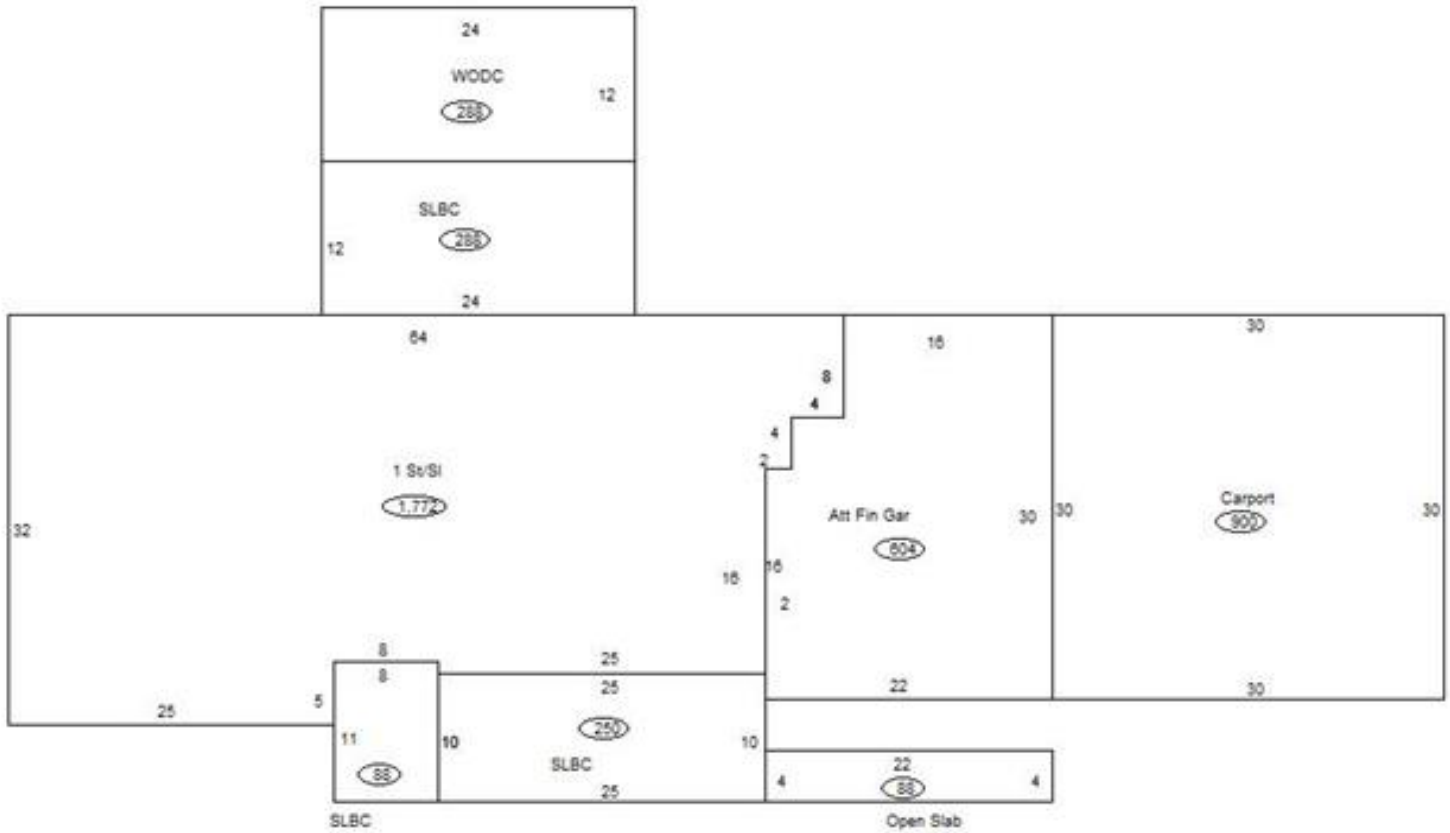


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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,772	1.000	1,772
2	G	5		13	Att Fin Gar	604	1.000	604
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PRCH		13	SLBC	288	1.000	288
5	M	WODC		13	WODC	288	1.000	288
6	M	PRCH		13	SLBC	250	1.000	250
7	M	PATO		13	Open Slab	88	1.000	88
8	G	3		13	Carport	900	1.000	900
<b>Total Building Area</b>						<b>1,772</b>		<b>1,772</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	30x30x0			900	
	Qual	3	Cond 3	Year	Eff Age 1520		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (10.33 x 900)	9,297		9,297	5,113	4,184