



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:48:36  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028938 <b>Parcel ID</b> 000000-00-0-20080-005-0005 <b>Cadastral ID</b> 34-20-14-03750 <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> 184114 JOHNSON, THOMAS R  15903 E NEWTON PL TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 15903 E NEWTON PL <b>Subdivision</b> HIGHLAND ACRES SECOND ADD AMD <b>Lot/Block</b> 0005 / 0005 <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>660028938_001.JPG 10/1/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17462602 -95.79955185																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2969 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,933.00 x 2.45 = 31,686 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 31,686		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,561 / 1,561
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 1.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	494 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1963 / 38



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	132,613 84.95 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	5
<b>Indicated Value</b>	150,380 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	97.55	<b>Total Misc Impr</b>	+	7,926	
<b>Roofing Adj</b>	+ 4.02	<b>Garage Cost</b>	+	14,479	
<b>Subfloor Adj</b>	+ 2.31	<b>Total RCN</b>	=	212,191	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 49%)</b>	-	103,974	
<b>Plumbing Adj</b>	+ 7.40	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	108,217	
<b>Adj Base Cost</b>	= 121.58	<b>Lot Value</b>	+	31,686	
<b>Total Area</b>	x 1,561	<b>Indicated Value</b>	=	139,903	
<b>Adjusted Cost</b>	= 189,786	<b>Value Per SqFt</b>		89.62	

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	108,217
<b>Lot Value</b>	31,686
<b>Indicated Value</b>	139,903 89.62 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	139,903 89.62 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
PRCH	SLAB PORCH - COVERED	69341	21x7		147	20.83	3,062
PATO	SLAB PORCH - OPEN	69342	7x4		28	10.24	287

