



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 660028946 Parcel ID 000000-00-0-20080-006-0007 Cadastral ID 34-20-14-03830 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 329051 CISNEROS, RUPERTO VICENTE & HERMELINDA VICENTE 15704 E OKLAHOMA ST TULSA OK 74116-0000 Parcel Location Situs 15704 S OKLAHOMA ST Subdivision HIGHLAND ACRES SECOND ADD AMD Lot/Block 0007 / 0006 Parcel Size 4 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.17499495 -95.80129878 LOTS 4, 5, 6 & 7 BLOCK 6 HIGHLAND AC II AMD.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4	
Non-Ag Acres	1.1297	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,209.00 x 1.69 = 82,960	
Factor Value		
Adjustments	0.3000	
Lot Value	24,888	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,508 / 1,508
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1970 / 42

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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	181,355	120.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	182,000		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,170		
Lot Value	24,888		
Indicated Value	149,058	98.84	Per SqFt
Agland Value			
Site Improvements	11,531		
Total Value	160,589	106.49	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.70	Total Misc Impr	+	7,854			
Roofing Adj	+ 4.96	Garage Cost	+	18,759			
Subfloor Adj	+ 0.00	Total RCN	=	238,789			
Heat/Cool Adj	+ 12.64	Depreciation (48%)	-	114,619			
Plumbing Adj	+ 9.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,170			
Adj Base Cost	= 140.70	Lot Value	+	24,888			
Total Area	x 1,508	Indicated Value	=	149,058			
Adjusted Cost	= 212,176	Value Per SqFt		98.84			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	69350	14x6		84	26.66		2,239



Rogers

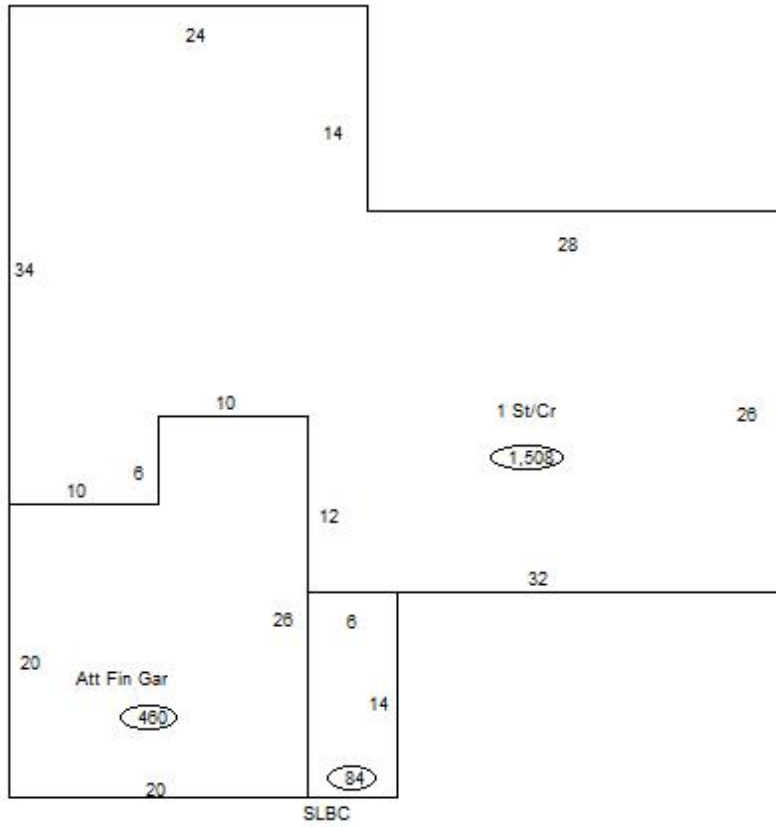
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Sketch Image

660028946



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,508	1.000	1,508
2	G	5		13	Att Fin Gar	460	1.000	460
3	M	PRCH		13	SLBC	84	1.000	84
Total Building Area						1,508		1,508



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	20x24x10	Concrete	Formed Metal	480
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (10.11 x 480)		4,853	4,853	2,524	2,329
	GRDT	Garage - Detached	24x20x8	Concrete	Composition Shingle	480
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (29.38 x 480)		14,102	14,102	6,910	7,192
	SHDS	Shed - Small	20x10x8	Plank	Formed Metal	200
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (24.51 x 200)		4,902	4,902	2,892	2,010