




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660028952 <b>Parcel ID</b> 000000-00-0-20080-006-0001 <b>Cadastral ID</b> 34-20-14-03900 <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> 275867 SCHULTZ, CHRISTOPHER D &  ELISSA M 1328 N 159TH E AVE TULSA OK 74116-0000					 <p>660028952_003.JPG 10/2/2025</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 01328 N 159TH E AVE <b>Subdivision</b> HIGHLAND ACRES SECOND ADD AMD <b>Lot/Block</b> 0001 / 0006 Parcel Size 4 - 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.17470255 -95.80018199					<b>Building Permits</b> <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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4	
Non-Ag Acres	1.1317	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,296.00 x 1.68 = 82,965	
Factor Value		
Adjustments	1.0000	
Lot Value	82,965	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,074 / 1,074
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,074
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30

660028952	660028952_003.JPG	09/17/25
		10/2/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	173,098	161.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	183,800		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.92	Total Misc Impr	+	12,743			
Roofing Adj	+ 4.83	Garage Cost	+	16,731			
Subfloor Adj	+ -1.28	Total RCN	=	180,951			
Heat/Cool Adj	+ 11.47	Depreciation ( 40%)	-	72,380			
Plumbing Adj	+ 13.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	108,571			
Adj Base Cost	= 141.04	Lot Value	+	82,965			
Total Area	x 1,074	Indicated Value	=	191,536			
Adjusted Cost	= 151,477	Value Per SqFt		178.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,571		
Lot Value	82,965		
Indicated Value	191,536	178.34	Per SqFt
Agland Value			
Site Improvements	31,421		
Total Value	222,957	207.59	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	69361	14x4		56	24.09		1,349
EPSW	ENCLOSED PORCH - SOLID WALL	69362	100		100	62.98		6,298



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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/Sl	1,074	1.000	1,074
2	G	5		13	Att Fin Gar	483	1.000	483
3	M	PRCH		13	SLBC	56	1.000	56
4	M	EPSW		13	EPSW	100	1.000	100
<b>Total Building Area</b>						1,074		1,074



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### Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground GUNITE	18x34x0	Concrete		612	
	Qual	5	Cond 5	Year 2010	Eff Age 7		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (39% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (58.59 x 612)	35,857		35,857	13,984	21,873
	PERG	Pergola	10x12x10	Dirt	Formed Metal	120	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (15.00 x 120)	1,800		1,800	558	1,242
	SHDS	Shed - Small	12x20x8	Plank	Formed Metal	240	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (18.05 x 240)	4,332		4,332	1,993	2,339
	ASC	Awning/Shelter/Carport	8x20x8	Concrete	Formed Metal	160	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.37 x 160)	699		699	489	210
	GRDT	Garage - Detached	24x18x8	Concrete	Composition Shingle	432	
	Qual	2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (19.32 x 432)	8,346		8,346	4,090	4,256
	LNT0	Lean To - Attached	8x24x8	Dirt	Formed Metal	192	
	Qual	2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (8.42 x 192)	1,617		1,617	1,116	501
	SHIP	Shipping/Storage Container	20x8x8	Base		160	
	Qual	3	Cond 3	Year 0	Eff Age 0		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>	
		Base Cost (6.25 x 160)	1,000		1,000		1,000