




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	660028967				 <p>660028967_003.JPG 10/1/2025</p>				
Parcel ID	000000-00-0-20080-008-0003								
Cadastral ID	34-20-14-04050								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	330953								
SMITH, DANIKA LYNN & JAMES C ABSHIRE JR									
1324 N 171ST E AVE TULSA OK 74116-0000									
Parcel Location									
Situs	15928 E NEWTON PL								
Subdivision	HIGHLAND ACRES SECOND ADD AMD								
Lot/Block	0003 / 0008	Parcel Size	1 - Lots						
Sec/Twn/Rng	34 / 20 / 14 / 5								
Neighborhood	1045 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17411901 -95.79850433									
Building Permits									
LOT 3 BLOCK 8 HIGHLAND AC II AMD									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					/	LANDRY, EDWARD M	06/08/2020	19,030	3
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	2021	Land Value	31,671	9,968	11%	1,096	Assessed	4,945	527.43
Year Frozen	1999	Improvements	57,787	34,994		3,849	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00
TIF Project ID	0	Total Value	89,458	44,962		4,945	Total Taxable	3,945	421.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660028967	SMITH, DANIKA LYNN &			1	86,227	1000	3,802	406.00
2024	2024-660028967	SMITH, DANIKA LYNN &			1	90,372	1000	3,662	386.00
2023	2023-660028967	SMITH, DANIKA LYNN &			1	57,424	1000	3,527	362.00
2022	2022-660028967	SMITH, DANIKA LYNN &			1	46,464	1000	3,395	341.00
2021	2021-660028967	SMITH, DANIKA LYNN &			1	38,787	1000	3,267	287.00
2020	2020-660028967	SMITH, DANIKA LYNN &			1	39,800	0	4,320	383.00
2019	2019-660028967	LANDRY, EDWARD M			1	37,968	0	4,115	370.00
2018	2018-660028967	LANDRY, EDWARD M			1	42,818	0	3,919	350.00
2017	2017-660028967	LANDRY, EDWARD M			1	42,490	0	3,732	337.00
2016	2016-660028967	LANDRY, EDWARD M			1	41,390	0	3,555	316.00
2015	2015-660028967	LANDRY, EDWARD M			1	40,814	2000	1,386	124.00
2014	2014-660028967	LANDRY, EDWARD M			1	41,119	2000	1,386	125.00
2013	2013-660028967	LANDRY, EDWARD M			1	42,208	2000	1,386	124.00



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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.2968				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	12,927.00 x 2.45 = 31,671				
Factor Value					
Adjustments	1.0000				
Lot Value	31,671				
Residential Data				660028967_003.JPG 10/1/2025	
Type	1 Single Family Residence			GRM Approach	
Condition	2.5 - Fair			GRM Code	
Quality	2 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	100% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,188 / 1,188			Adusted R 0.8445	
Style	100% One Story			Indicated Value 73,458 61.83 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	0			Adjustment Model 1 2022 Residential	
Fixture/RghIn	4 /			Comparables 1	
Bed/F/H Bath	2 / 1.0 /			Indicated Value 52,230 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 57,787	
Year/Eff Age	1967 / 52			Lot Value 31,671	
Cost Approach		Manual : 01/2025		Indicated Value 89,458 75.30 Per SqFt	
Base Cost	95.72	Total Misc Impr	+ 1,392	Agland Value	
Roofing Adj	+ 4.29	Garage Cost	+ 0	Site Improvements	
Subfloor Adj	+ 2.44	Total RCN	= 140,340	Total Value 89,458 75.30 Total Value Per SqFt	
Heat/Cool Adj	+ 10.30	Depreciation (60%)	- 84,204		
Plumbing Adj	+ 4.21	Lump Sums	+ 1,651		
Basement Adj	+ 0.00	RCNLD	= 57,787		
Adj Base Cost	= 116.96	Lot Value	+ 31,671		
Total Area	x 1,188	Indicated Value	= 89,458		
Adjusted Cost	= 138,948	Value Per SqFt	75.30		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	69384	66		66	21.09	1,392
WODO	Wood Deck - Open	175214	8x8		64	25.79	1,651



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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	Crawl	10	1 St/Cr	1,188	1.000	1,188
2	M	PRCH		10	SLBC	66	1.000	66
3	M	WODO		10	WODO	64	1.000	64
Total Building Area						1,188		1,188



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small - NCV	6x8x6	Plank	Composition Shingle	48	
	Qual	2	Cond	2	Year	2010	Eff Age
		Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (31.21 x 48)	1,498		1,498	1,498	