



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:49:01  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029020 <b>Parcel ID</b> 000000-00-0-20080-012-0003 <b>Cadastral ID</b> 34-20-14-04590 <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> 320254 VERARDO, JOHN R & JO D  16024 E MARSHALL ST TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 16024 E MARSHALL ST <b>Subdivision</b> HIGHLAND ACRES SECOND ADD AMD <b>Lot/Block</b> 0003 / 0012 <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>660029020_001.JPG 10/2/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17233985 -95.79833330 LOT 3 BLOCK 12 HIGHLAND AC II AMD																																																																																																																									
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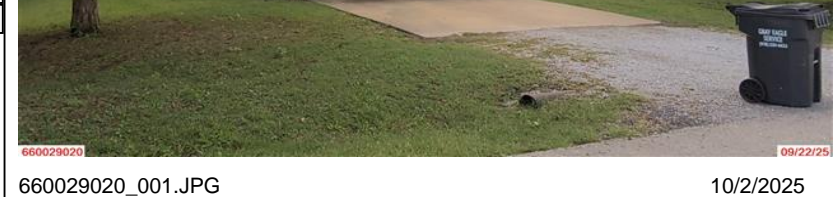
## Assessment Property Record Card for Tax Year 2026

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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2705	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,781.00 x 2.45 = 28,863	
Factor Value		
Adjustments	1.0000	
Lot Value	28,863	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Vinyl
Base/Total Area	1,203 / 1,203
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,203
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18



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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	166,958	138.78	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	177,130 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.05	Total Misc Impr	+ 7,108				
Roofing Adj	+ 4.75	Garage Cost	+ 14,664				
Subfloor Adj	+ -1.21	Total RCN	= 179,076				
Heat/Cool Adj	+ 11.47	Depreciation ( 22%)	- 39,397				
Plumbing Adj	+ 11.70	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 139,679				
Adj Base Cost	= 130.76	Lot Value	+ 28,863				
Total Area	x 1,203	Indicated Value	= 168,542				
Adjusted Cost	= 157,304	Value Per SqFt	140.10				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,679		
Lot Value	28,863		
Indicated Value	168,542	140.10	Per SqFt
Agland Value			
Site Improvements	6,426		
Total Value	174,968	145.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69458	5x5		25	24.19		605
PRCH	SLAB PORCH - COVERED	69459	279		279	23.31		6,503





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	14x20x8	Concrete	Formed Metal	280
	Qual 2	Cond 3	Year 2010	Eff Age 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.60 x 280)		8,568		8,568 2,142		6,426