




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:49:06
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Assessment Data					Primary Image																																																																																																																				
Account 660029028 Parcel ID 000000-00-0-20080-012-0011 Cadastral ID 34-20-14-04670 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 304679 BURNS, CONNIE SUE 16001 E LATIMER PL TULSA OK 74116-0000 Parcel Location Situs 16001 E LATIMER PL Subdivision HIGHLAND ACRES SECOND ADD AMD Lot/Block 0011 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660029028_001.JPG 10/2/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.17192474 -95.79853483 LOT 11 BLOCK 12 HIGHLAND AC II AMD																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.283	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,327.00 x 2.45 = 30,201	
Factor Value		
Adjustments	1.0000	
Lot Value	30,201	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,040 / 1,040
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,040
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	312 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1987 / 29

Cost Approach				Manual : 01/2025			
Base Cost	112.69	Total Misc Impr	+ 1,711				
Roofing Adj	+ 5.14	Garage Cost	+ 14,343				
Subfloor Adj	+ -2.43	Total RCN	= 159,376				
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 57,375				
Plumbing Adj	+ 9.77	Lump Sums	+ 2,192				
Basement Adj	+ 0.00	RCNLD	= 104,193				
Adj Base Cost	= 137.81	Lot Value	+ 30,201				
Total Area	x 1,040	Indicated Value	= 134,394				
Adjusted Cost	= 143,322	Value Per SqFt	129.23				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	139,757	134.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	31,370		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,193		
Lot Value	30,201		
Indicated Value	134,394	129.23	Per SqFt
Agland Value			
Site Improvements	1,664		
Total Value	136,058	130.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69478	16x4		64	26.73		1,711
WODO	WOOD DECK - OPEN	118487	12x10		120	26.09	30%	2,192



Rogers

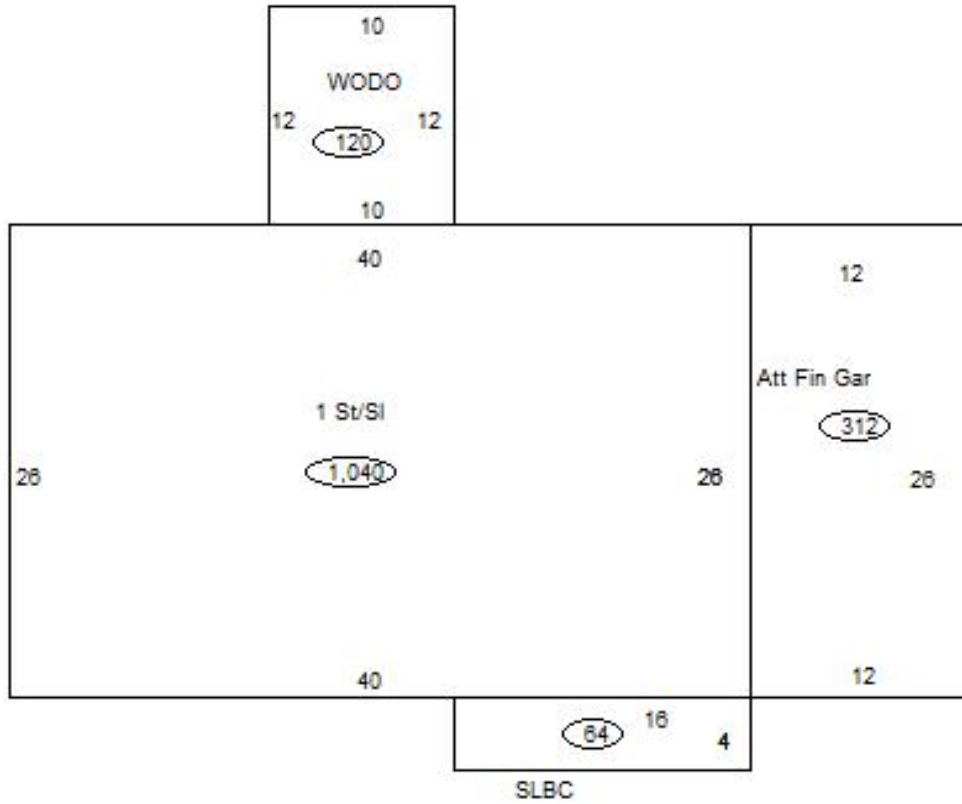
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Sketch Image

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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/SI	1,040	1.000	1,040
2	G	5		13	Att Fin Gar	312	1.000	312
3	M	PRCH		13	SLBC	64	1.000	64
4	M	WODO		13	WODO	120	1.000	120
Total Building Area						1,040		1,040



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x16x8	Plank	Composition Shingle	128
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (20.63 x 128)		2,641	2,641	977	1,664
	SHDS	Shed - Small - NCV	8x7x5	Plank	Formed Metal	56
	Qual	2	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (28.93 x 56)		1,620	1,620	1,620	