




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:49:10
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Assessment Data					Primary Image																																																																																																																				
Account 660029050 Parcel ID 000000-00-0-20080-014-0011 Cadastral ID 34-20-14-04890 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 334979 WALSH, JAMES 1117 N 159TH E AVE TULSA OK 74116-0000 Parcel Location Situs 01117 N 159TH E AVE Subdivision HIGHLAND ACRES SECOND ADD AMD Lot/Block 0011 / 0014 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660029050_001.JPG 10/2/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.17098584 -95.79936714 LOT 11 BLOCK 14 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	0.3047	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,272.00 x 2.45 = 32,516	
Factor Value		
Adjustments	1.0000	
Lot Value	32,516	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,245 / 1,245
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,245
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1971 / 41

Cost Approach				Manual : 01/2025			
Base Cost	109.28	Total Misc Impr	+	2,655			
Roofing Adj	+ 4.61	Garage Cost	+	15,646			
Subfloor Adj	+ -1.19	Total RCN	=	183,338			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	89,836			
Plumbing Adj	+ 8.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	93,502			
Adj Base Cost	= 132.56	Lot Value	+	32,516			
Total Area	x 1,245	Indicated Value	=	126,018			
Adjusted Cost	= 165,037	Value Per SqFt		101.22			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	134,984	108.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	124,520		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,502		
Lot Value	32,516		
Indicated Value	126,018	101.22	Per SqFt
Agland Value			
Site Improvements	719		
Total Value	126,737	101.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69506	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	69507	16x12		192	10.05		1,930



Rogers

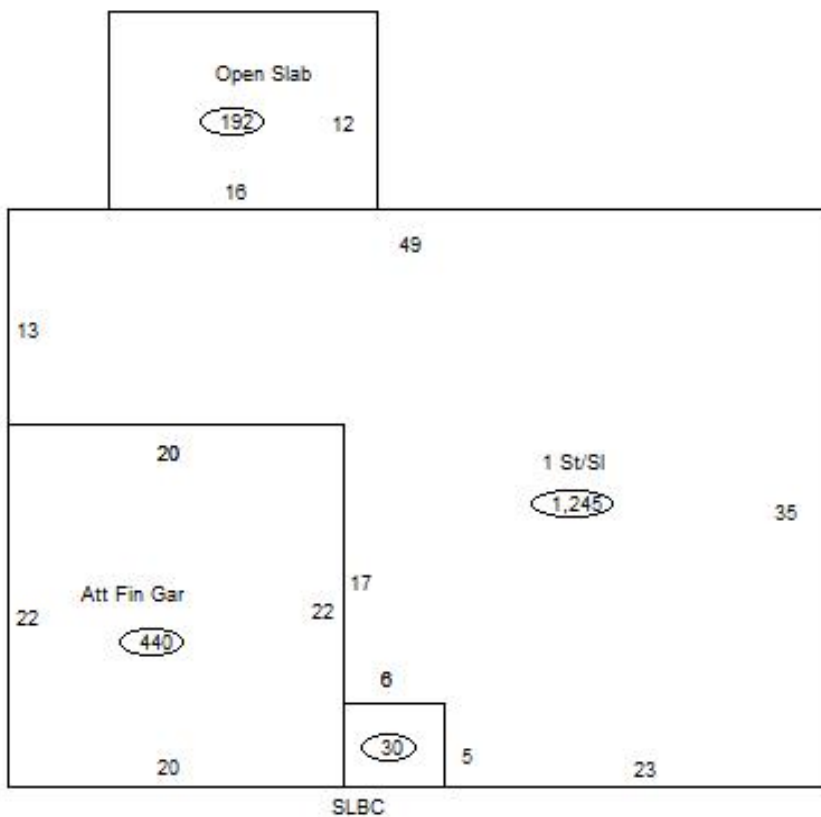
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Sketch Image

660029050



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,245	1.000	1,245
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,245		1,245



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PCPT	Carport - Portable - NCV	18x20x8	Concrete	Formed Metal	360	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ 100% Func)	RCNLD	
	Base Cost (5.55 x 360)		1,998		1,998	1,998	
	SHDS	Shed - Small	6x8x6	Plank	Composition Shingle	48	
	Qual	2	Cond 2	Year 2010	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD	
	Base Cost (31.21 x 48)		1,498		1,498	779	719
	STF	STG FAIR - NCV	0x0x0				
	Qual	2	Cond	Year 0	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)	RCNLD	
	Base Cost (4.68 x)						