



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029060 <b>Parcel ID</b> 000000-00-0-20080-015-0008 <b>Cadastral ID</b> 34-20-14-04990 <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> 338200 DUNCAN, JAMES C & LORETTA R  1111 N 158TH E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01111 N 158TH E AVE <b>Subdivision</b> HIGHLAND ACRES SECOND ADD AMD <b>Lot/Block</b> 0008 / 0015 <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>660029060_001.JPG 10/2/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17039732 -95.80057336																																																																																																																									
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Date 04/16/2026  
Time 22:49:16  
Page 2

Lot Data		Square-Foot - NBHD 1045 #1		Primary Image						
Lot Size					<p>660029060_001.JPG 10/2/2025</p>					
Lot Count										
Units Buildable	1									
Non-Ag Acres	0.3975									
Topography										
Street Access										
Utilities										
Amenities	LAND QUALITY									0
										0
Method	Square-Foot									
Base Lot Value	17,314.00 x 2.45 = 42,419									
Factor Value										
Adjustments	1.0000									
Lot Value	42,419									
<b>Residential Data</b>				<b>GRM Approach</b>						
Type	1 Single Family Residence				<b>GRM Code</b>					
Condition	2 - Fair				<b>Gross Rent</b>		0.00			
Quality	2 - Fair				<b>Indicated Value</b>					
Architecture					<b>Multiple Regression</b>					
Style	100% 1 1/2 Story Finished				<b>MRA Code</b>		1 Test			
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood				<b>Adusted R</b>		0.8445			
Base/Total Area	1,670 / 2,510				<b>Indicated Value</b>		216,128 86.11 Per SqFt			
Style	100% 1 1/2 Story Finished				<b>Direct Comparables</b>					
HVAC	100% Warmed & Cooled Air				<b>Selection Model</b>		A Adam Test			
Roof Cover	1 Composition Shingle				<b>Adjustment Model</b>		1 2022 Residential			
Area on Slab	1,670				<b>Comparables</b>		1			
Fixture/RghIn	11 /				<b>Indicated Value</b>		166,600 Per SqFt			
Bed/F/H Bath	3 / 2.0 /				<b>Value Reconciliation</b>					
Basement Area					<b>Selected Approach</b>		Cost Approach			
Garage Type	680 Attached Garage - Finished				<b>Improvements</b>		136,971			
Remodel					<b>Lot Value</b>		42,419			
Year/Eff Age	1985 / 41				<b>Indicated Value</b>		179,390 71.47 Per SqFt			
<b>Cost Approach</b>				<b>Value Reconciliation</b>						
<b>Manual : 01/2025</b>				<b>Base Cost</b>		80.28		<b>Agland Value</b>		
<b>Roofing Adj</b>		+ 2.58		<b>Total Misc Impr</b>		+ 9,109		<b>Site Improvements</b>		560
<b>Subfloor Adj</b>		+ 0.00		<b>Garage Cost</b>		+ 18,748		<b>Total Value</b>		179,950 71.69 Total Value Per SqFt
<b>Heat/Cool Adj</b>		+ 10.30		<b>Total RCN</b>		= 274,339				
<b>Plumbing Adj</b>		+ 5.04		<b>Depreciation ( 51%)</b>		- 139,913				
<b>Basement Adj</b>		+ 0.00		<b>Lump Sums</b>		+ 2,545				
<b>Adj Base Cost</b>		= 98.20		<b>RCNLD</b>		= 136,971				
<b>Total Area</b>		x 2,510		<b>Lot Value</b>		+ 42,419				
<b>Adjusted Cost</b>		= 246,482		<b>Indicated Value</b>		= 179,390				
				<b>Value Per SqFt</b>		71.47				
<b>Miscellaneous Improvements</b>										
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577		
PRCH	SLAB PORCH - COVERED	69525		220	220	20.60		4,532		
BALW	BALCONY - WOOD	69526		8x7	56	25.04		1,402		
WODO	WOOD DECK - OPEN	69528		504	504	15.12	85%	1,143		



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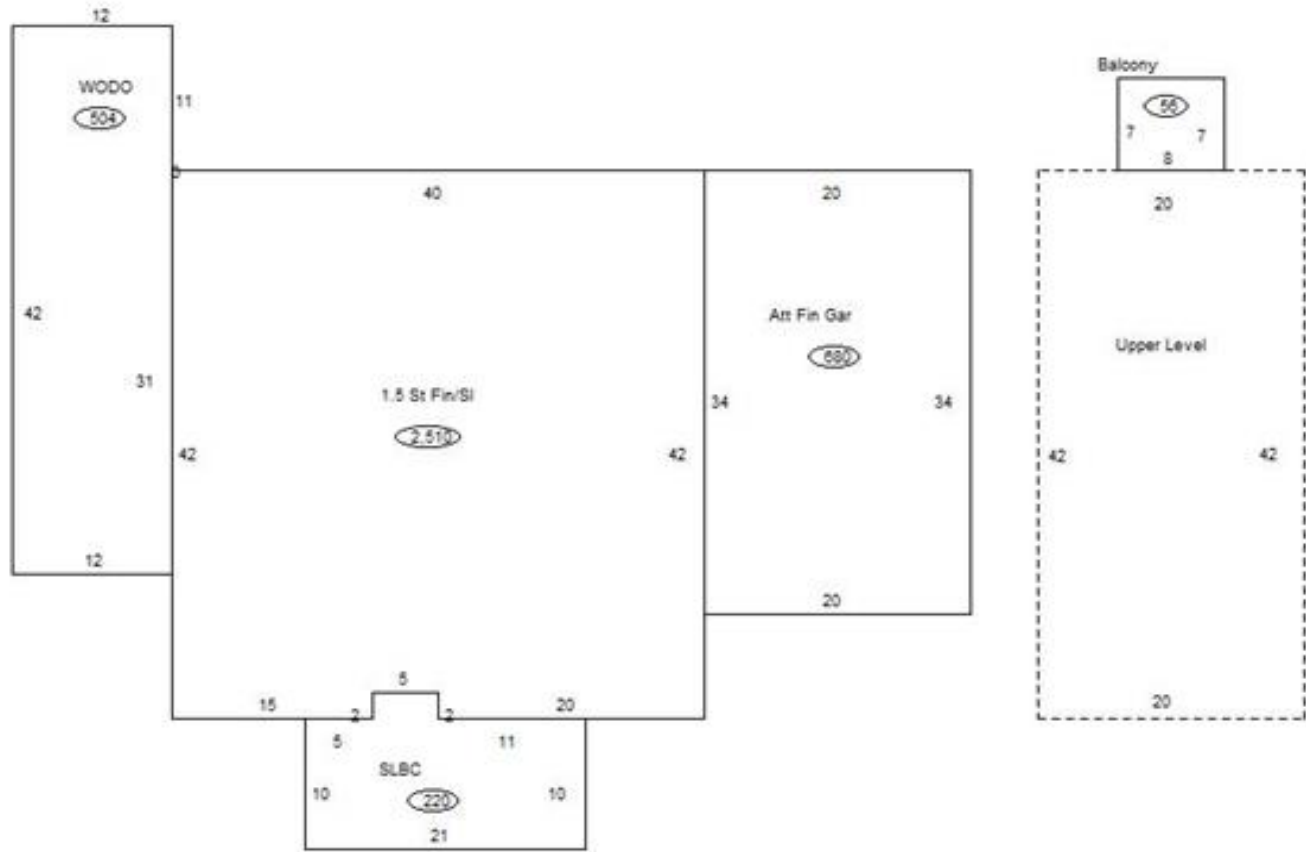
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Date 04/16/2026  
 Time 22:49:16  
 Page 3

### Sketch Image

660029060



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,670	1.503	2,510
2	G	5		13	Att Fin Gar	680	1.000	680
3	M	PRCH		13	SLBC	220	1.000	220
4	M	BALW		13	Balcony	56	1.000	56
5	U	^UL	Overhang	13	Upper Level	840	1.000	840
6	M	WODO		13	WODO	504	1.000	504
<b>Total Building Area</b>						1,670		2,510



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Page 4

660029060

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	6x6x7	Plank	Formed Metal	36	
	Qual	2	Cond 2	Year	2010	Eff Age	16
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (32.38 x 36)	1,166		1,166	606	560