



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:52:26
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029079 Parcel ID 000000-00-0-20090-001-0004 Cadastral ID 34-20-14-05180 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 339643 KEENAN, CRYSTAL SUZANNE 1402 N 157TH E AVE TULSA OK 74116-2413 Parcel Location Situs 01402 N 157TH E AVE Subdivision MIDWESTERN HEIGHTS Lot/Block 0004 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660029079_002.JPG 10/2/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.17548429 -95.80248749 LOTS 3 & 4 BLOCK 1 MIDWESTERN HEIGHTS																																																																																																																									
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Time 22:52:26
Page 2

Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.7732 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 33,682.00 x 2.28 = 76,814 Factor Value Adjustments 1.0838 Lot Value 83,251		<p>660029079_002.JPG 10/2/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,458 / 2,458
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,458
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	572 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1963 / 47

Cost Approach		Manual : 01/2025	
Base Cost	108.92	Total Misc Impr	+ 22,996
Roofing Adj	+ 4.52	Garage Cost	+ 22,165
Subfloor Adj	+ -2.17	Total RCN	= 366,569
Heat/Cool Adj	+ 12.64	Depreciation (52%)	- 190,616
Plumbing Adj	+ 6.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 175,953
Adj Base Cost	= 130.76	Lot Value	+ 83,251
Total Area	x 2,458	Indicated Value	= 259,204
Adjusted Cost	= 321,408	Value Per SqFt	105.45

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	249,092 101.34 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	225,010 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	175,953
Lot Value	83,251
Indicated Value	259,204 105.45 Per SqFt
Agland Value	
Site Improvements	5,170
Total Value	264,374 107.56 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2013	0.00		
PRCH	SLAB PORCH - COVERED	69559	9x7		63	26.73		1,684
EPSW	ENCLOSED PORCH - SOLID WALL	69560	12x12		144	69.62		10,025
PRCH	SLAB PORCH - COVERED	69561	7x5		35	26.82		939
PATO	Patio - Open	175285	180		180	10.74		1,933
GENR	Generator - Residential Standby			1	1	2,800.00		2,800



Rogers

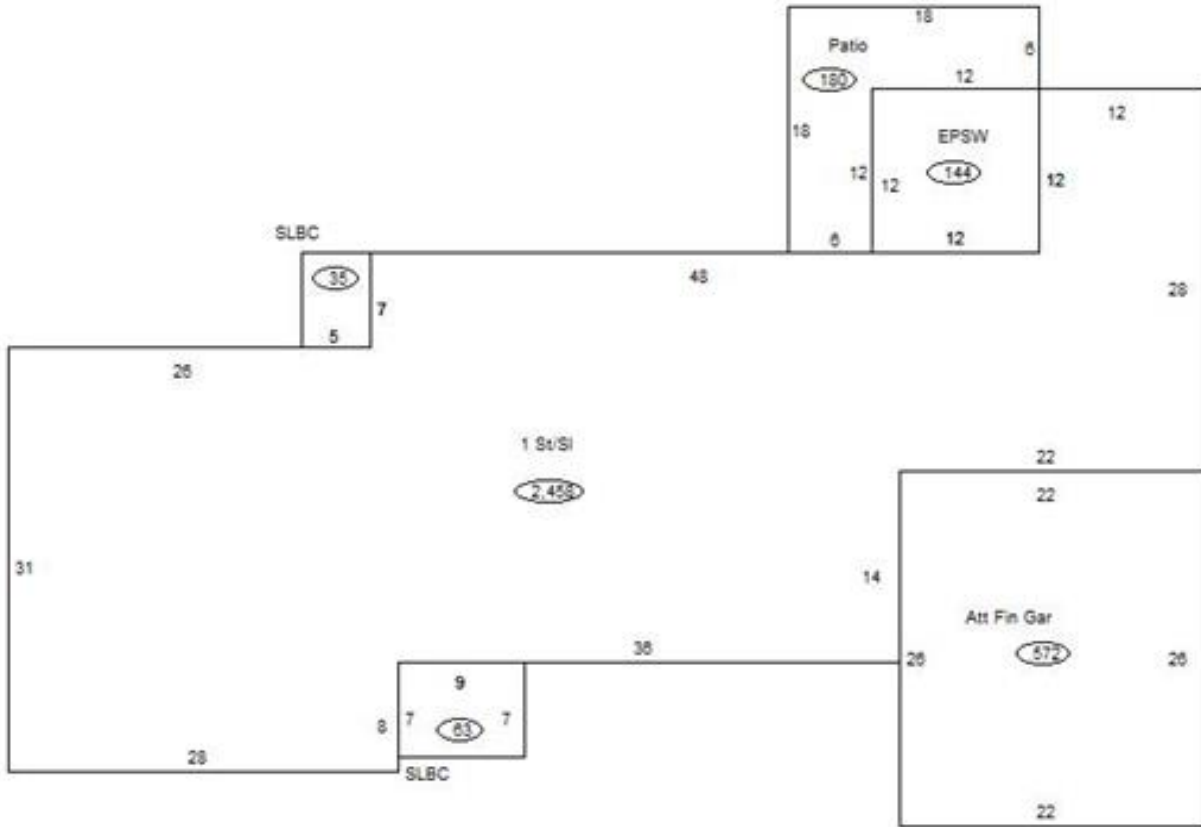
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 Page 3

Sketch Image

660029079



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,458	1.000	2,458
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	63	1.000	63
4	M	EPSW		13	EPSW	144	1.000	144
5	M	PRCH		13	SLBC	35	1.000	35
6	M	PATO		13	Patio	180	1.000	180
Total Building Area						2,458		2,458



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 Page 4

660029079

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	19x22x8	Concrete	Formed Metal	418	
	Qual 3	Cond 3	Year 1990	Eff Age 27			
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
		Base Cost (8.70 x 418)	3,637		3,637	2,910	727
	GRDT	Garage - Detached	36x18x8	Concrete	Composition Shingle	648	
	Qual 2	Cond 3	Year 1980	Eff Age 35			
		Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
		Base Cost (17.58 x 648)	11,392		11,392	6,949	4,443