



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660029086				<p>660029086_003.JPG 10/2/2025</p>				
Parcel ID	000000-00-0-20090-002-0007								
Cadastral ID	34-20-14-05250								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	184184								
JISKOOT, ARLAN L & TERRI J MORRIS									
1402 N 156TH E AVE TULSA OK 74116-0000									
Parcel Location									
Situs	01402 156TH E AVE								
Subdivision	MIDWESTERN HEIGHTS								
Lot/Block	0007 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	34 / 20 / 14 / 5								
Neighborhood	1045 - R-V03-SW CATOOSA								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.17547432 -95.80345047									
Building Permits									
LOT 7 BLOCK 2 MIDWESTERN HEIGHTS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	822/561				0 No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	
Remove Cap	0	Land Value	33,212	9,471	11%	1,042	Assessed	11,504	1,227.02
Year Frozen	0	Improvements	99,436	95,105		10,462	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00
TIF Project ID	0	Total Value	132,648	104,576		11,504	Total Taxable	10,504	1,120.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660029086	JISKOOT, ARLAN L &	1	125,548	1000	10,168	1,085.00		
2024	2024-660029086	JISKOOT, ARLAN L &	1	132,285	1000	9,844	1,038.00		
2023	2023-660029086	JISKOOT, ARLAN L &	1	99,154	1000	9,527	978.00		
2022	2022-660029086	JISKOOT, ARLAN L &	1	101,152	1000	9,221	926.00		
2021	2021-660029086	JISKOOT, ARLAN	1	109,040	1000	8,923	785.00		
2020	2020-660029086	JISKOOT, ARLAN	1	107,083	1000	8,634	765.00		
2019	2019-660029086	JISKOOT, ARLAN	1	104,315	1000	8,354	750.00		
2018	2018-660029086	JISKOOT, ARLAN	1	109,943	1000	8,081	721.00		
2017	2017-660029086	JISKOOT, ARLAN	1	108,946	1000	7,817	706.00		
2016	2016-660029086	JISKOOT, ARLAN	1	105,702	1000	7,560	672.00		
2015	2015-660029086	JISKOOT, ARLAN	1	103,240	1000	7,311	653.00		
2014	2014-660029086	JISKOOT, ARLAN	1	104,192	1000	7,069	639.00		
2013	2013-660029086	JISKOOT, ARLAN	1	99,567	1000	6,834	612.00		



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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3112							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	13,556.00 x 2.45 = 33,212							
Factor Value								
Adjustments	1.0000							
Lot Value	33,212							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Vinyl							
Base/Total Area	1,860 / 1,860							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	576 Attached Garage - Finished 2 Stalls							
Remodel								
Year/Eff Age	1959 / 50							
Cost Approach		Manual : 01/2025						
Base Cost	86.76	Total Misc Impr	+	3,168				
Roofing Adj	+ 4.04	Garage Cost	+	19,192				
Subfloor Adj	+ 1.07	Total RCN	=	228,653				
Heat/Cool Adj	+ 11.47	Depreciation (57%)	-	130,332				
Plumbing Adj	+ 7.57	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	98,321				
Adj Base Cost	= 110.91	Lot Value	+	33,212				
Total Area	x 1,860	Indicated Value	=	131,533				
Adjusted Cost	= 206,293	Value Per SqFt		70.72				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	175,356	94.28	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	98,321							
Lot Value	33,212							
Indicated Value	131,533	70.72	Per SqFt					
Agland Value								
Site Improvements	1,115							
Total Value	132,648	71.32	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69567	19x7		133	23.82		3,168



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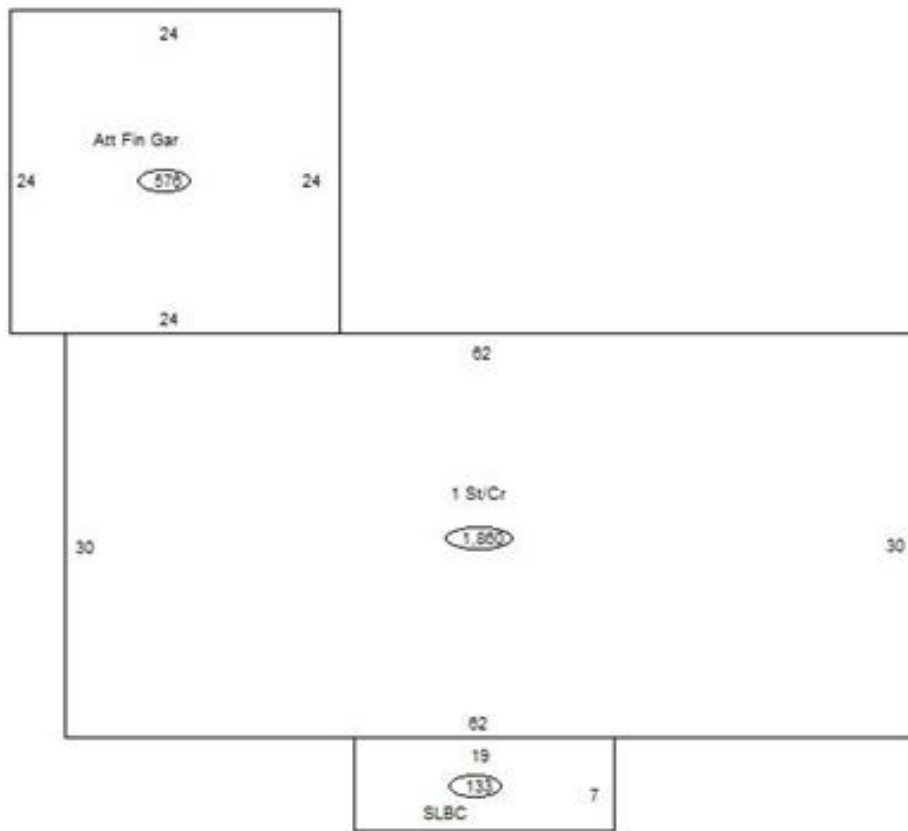
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	133	1.000	133
2	R	1	Crawl	13	1 St/Cr	1,860	1.000	1,860
3	G	5		13	Att Fin Gar	576	1.000	576
Total Building Area						1,860		1,860



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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 2020	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (5.55 x 360)		1,998		1,998	1,998
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)
	Base Cost (25.80 x 80)		2,064		2,064	949
						1,115