



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 660029120 Parcel ID 000000-00-0-20090-006-0004 Cadastral ID 34-20-14-05620 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 273240 HOPKINS, RAY ARVEL & WANDA LEE TRUSTEES 1330 N 155TH E AVE TULSA OK 74116- Parcel Location Situs 01330 N 155TH E AVE Subdivision MIDWESTERN HEIGHTS Lot/Block 0004 / 0006 Parcel Size 2 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660029120_001.JPG 10/2/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17440936 -95.80453978 LOTS 3 & 4 BLOCK 6 MIDWESTERN HEIGHTS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 2 Non-Ag Acres 0.5592 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 24,358.00 x 2.45 = 59,677 Factor Value Adjustments 1.0000 Lot Value 59,677		

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	1,664 / 1,664
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	416 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1965 / 46



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	156,575	94.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	149,070		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.12	Total Misc Impr	+ 25,713				
Roofing Adj	+ 4.33	Garage Cost	+ 15,068				
Subfloor Adj	+ 1.15	Total RCN	= 251,776				
Heat/Cool Adj	+ 11.47	Depreciation (53%)	- 133,441				
Plumbing Adj	+ 7.73	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 118,335				
Adj Base Cost	= 126.80	Lot Value	+ 59,677				
Total Area	x 1,664	Indicated Value	= 178,012				
Adjusted Cost	= 210,995	Value Per SqFt	106.98				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,335		
Lot Value	59,677		
Indicated Value	178,012	106.98	Per SqFt
Agland Value			
Site Improvements	3,826		
Total Value	181,838	109.28	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	69649	26x5		130	23.84		3,099
EPSW	ENCLOSED PORCH - SOLID WALL	69650	22x13		286	61.25		17,518



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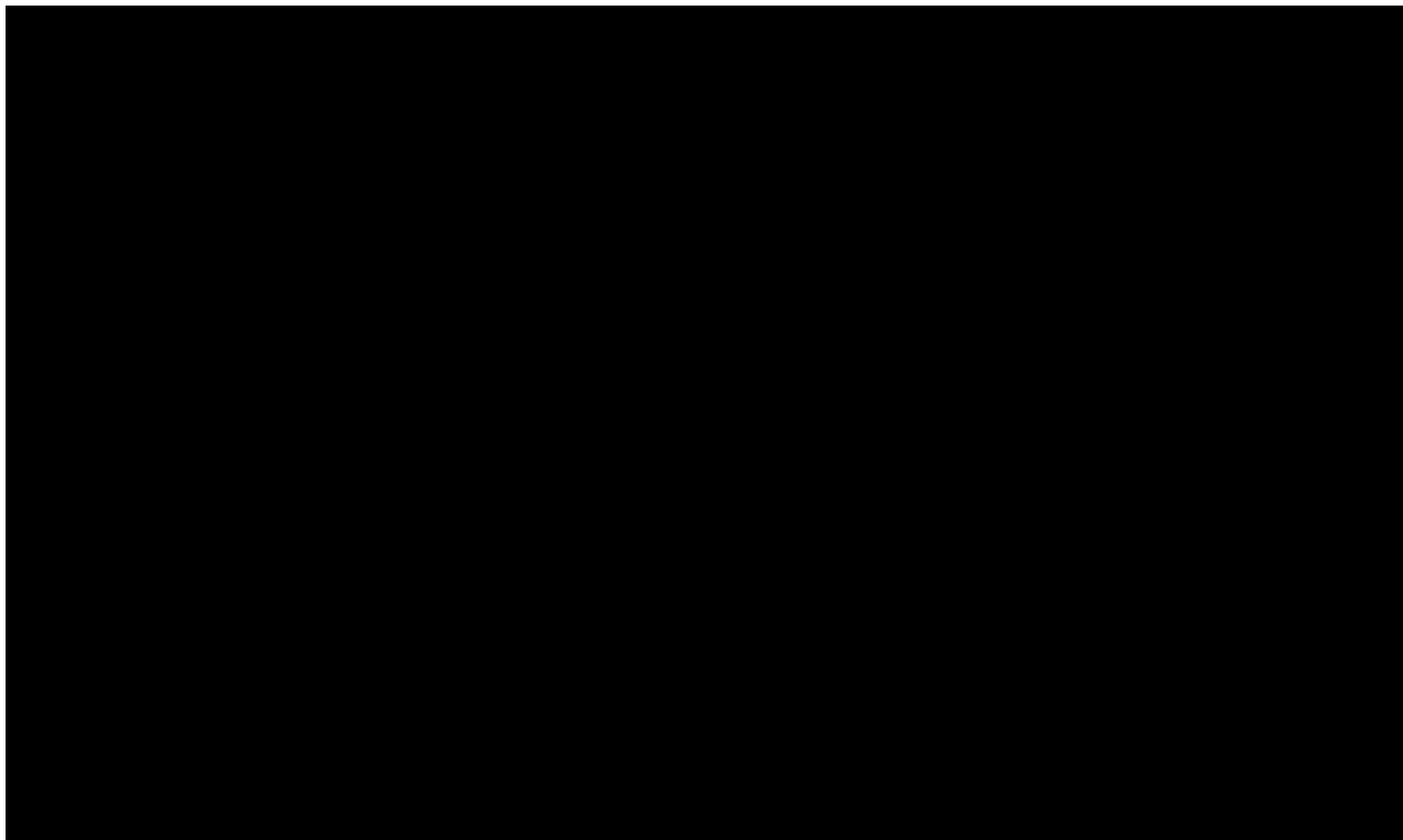
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,664	1.000	1,664
2	G	5		13	Att Fin Gar	416	1.000	416
3	M	PRCH		13	SLBC	130	1.000	130
4	M	EPSW		13	EPSW	286	1.000	286
Total Building Area						1,664		1,664



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	20x20x8	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (8.70 x 400)		3,480	3,480	2,401	1,079
	SHDS	Shed - Small	36x13x8	Concrete	Formed Metal	468
	Qual	2	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (15.45 x 468)		7,231	7,231	5,785	1,446
	SHDS	Shed - Small	14x20x8	Plank	Composition Shingle	280
	Qual	2	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (17.77 x 280)		4,976	4,976	3,981	995
	CPDT	CARPORT - DETACHED	10x18x8	Concrete	Composition Shingle	180
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.49 x 180)		1,528	1,528	1,222	306