




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:33:50
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029123 Parcel ID 000000-00-0-20090-007-0002 Cadastral ID 34-20-14-05650 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 349706 JANES, BRADLEY RAY 1057 E 144TH PL GLENPOOL OK 74033-0000 Parcel Location Situs 15544 E NEWTON PL Subdivision MIDWESTERN HEIGHTS Lot/Block 0002 / 0007 Parcel Size 2 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>660029123_001.JPG 10/2/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 2 Non-Ag Acres 0.2917 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,705.00 x 2.45 = 31,127 Factor Value Adjustments 1.0000 Lot Value 31,127		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,260 / 1,260
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	660 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1960 / 50

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 130,271 103.39 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 5 Indicated Value 127,160 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.82	Total Misc Impr	+ 10,295	Roofing Adj	+ 4.65	Garage Cost	+ 18,275
Subfloor Adj	+ 2.31	Total RCN	= 165,986	Heat/Cool Adj	+ 10.30	Depreciation (59%)	- 97,932
Plumbing Adj	+ 3.98	Lump Sums	+ 3,466	Basement Adj	+ 0.00	RCNLD	= 71,520
Adj Base Cost	= 109.06	Lot Value	+ 31,127	Total Area	x 1,260	Indicated Value	= 102,647
		Value Per SqFt	81.47	Adjusted Cost	= 137,416		

Value Reconciliation
Selected Approach Cost Approach Improvements 71,520 Lot Value 31,127 Indicated Value 102,647 81.47 Per SqFt Agland Value Site Improvements Total Value 102,647 81.47 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	4,576.55		4,577
WODO	WOOD DECK - OPEN	69664	32x11		352	15.15	35%	3,466
PRCH	SLAB PORCH - COVERED	69665	280		280	20.42		5,718



Rogers

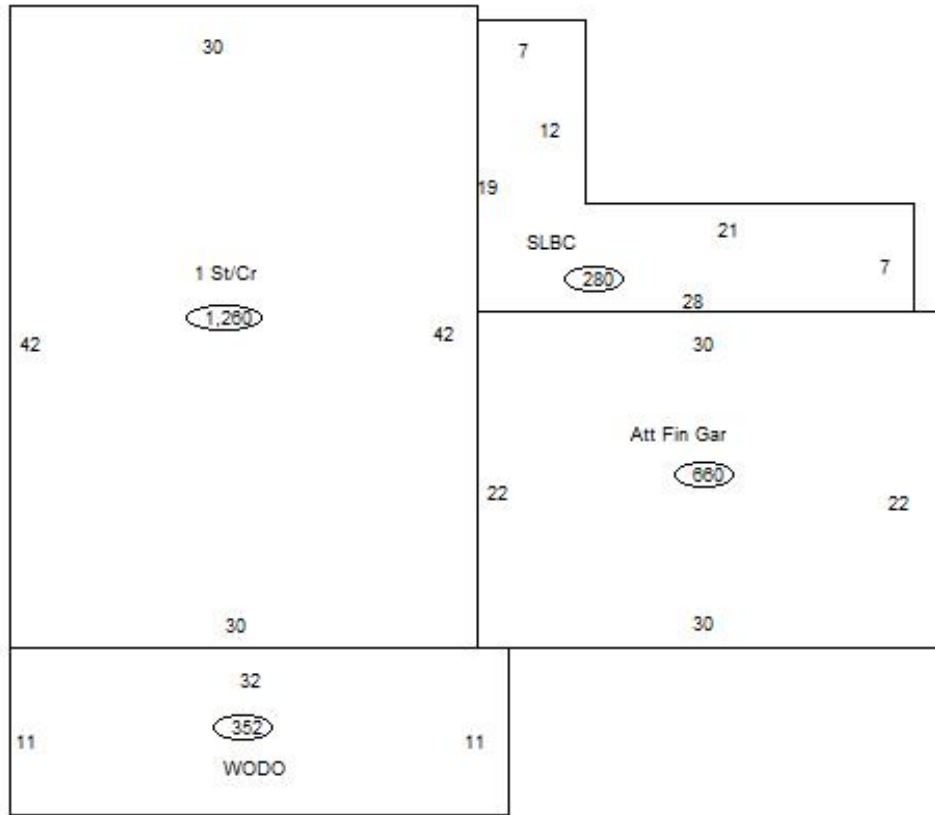
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Sketch Image

660029123



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,260	1.000	1,260
2	G	5		13	Att Fin Gar	660	1.000	660
3	M	WODO		13	WODO	352	1.000	352
4	M	PRCH		13	SLBC	280	1.000	280
Total Building Area						1,260		1,260