



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 660029132 Parcel ID 000000-00-0-20110-001-0003 Cadastral ID 34-20-14-05740 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 349006 GLENN, DYLAN & BRITTANY 1238 N 154TH E AVE TULSA OK 74116-0000 Parcel Location Situs 01238 N 154TH E AVE Subdivision REYNOLDS ACRES Lot/Block 0003 / 0001 Parcel Size 1.12 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660029132_001.JPG 10/2/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17288173 -95.80553844 S 52' LOT 2 & N2 LOT 3 BLOCK 1 REYNOLD'S ACRES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3339	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,546.00 x 2.45 = 35,638	
Factor Value		
Adjustments	1.5687	
Lot Value	55,905	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,948 / 1,948
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	247 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1960 / 50

Cost Approach		Manual : 01/2025	
Base Cost	96.82	Total Misc Impr	+ 1,870
Roofing Adj	+ 4.62	Garage Cost	+ 12,249
Subfloor Adj	+ 0.00	Total RCN	= 247,840
Heat/Cool Adj	+ 12.64	Depreciation (55%)	- 136,312
Plumbing Adj	+ 5.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 111,528
Adj Base Cost	= 119.98	Lot Value	+ 55,905
Total Area	x 1,948	Indicated Value	= 167,433
Adjusted Cost	= 233,721	Value Per SqFt	85.95

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	175,995 90.35 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	161,990 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	111,528
Lot Value	55,905
Indicated Value	167,433 85.95 Per SqFt
Agland Value	
Site Improvements	1,068
Total Value	168,501 86.50 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	69692	10x7		70	26.71	1,870



Rogers

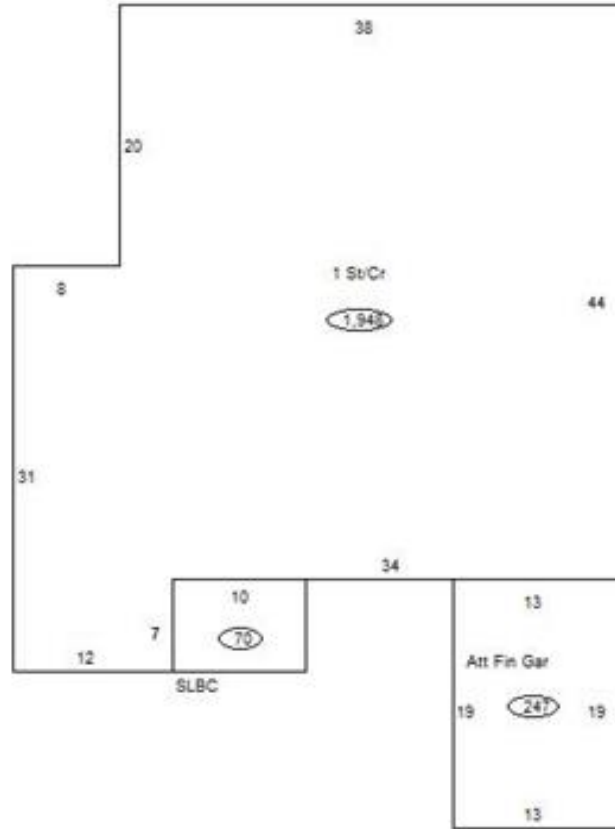
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Sketch Image

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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	1,948	1.000	1,948
2	G	5		13	Att Fin Gar	247	1.000	247
3	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						1,948		1,948



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)		RCNLD
Base Cost (24.71 x 80)		1,977		1,977 909		1,068