



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:53:21  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029133 <b>Parcel ID</b> 000000-00-0-20110-001-0004 <b>Cadastral ID</b> 34-20-14-05750 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 337060 SOUNG, FUE J  1222 N 154TH E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01222 N 154TH E AVE <b>Subdivision</b> REYNOLDS ACRES <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1.5 - Lots <b>Sec/Twn/Rng</b> 34 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660029133_001.JPG 10/2/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17260085 -95.80560380 S2 LOT 3 & LOT 4 LESS 3.5' 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	0.4476	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	19,498.00 x 2.45 = 47,770	
Factor Value		
Adjustments	1.0000	
Lot Value	47,770	

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, Stone
Base/Total Area	1,824 / 1,824
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

Cost Approach		Manual : 01/2025	
Base Cost	105.10	Total Misc Impr	+ 16,329
Roofing Adj	+ 4.98	Garage Cost	+ 0
Subfloor Adj	+ 1.21	Total RCN	= 255,547
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	- 117,552
Plumbing Adj	+ 8.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 137,995
Adj Base Cost	= 131.15	Lot Value	+ 47,770
Total Area	x 1,824	Indicated Value	= 185,765
Adjusted Cost	= 239,218	Value Per SqFt	101.84

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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	153,041	83.90	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	192,360 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,995		
Lot Value	47,770		
Indicated Value	185,765	101.84	Per SqFt
Agland Value			
Site Improvements	17,219		
Total Value	202,984	111.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69694	16x4		64	24.07		1,540
EPSW	ENCLOSED PORCH - SOLID WALL	69695	20x12		240	61.62		14,789



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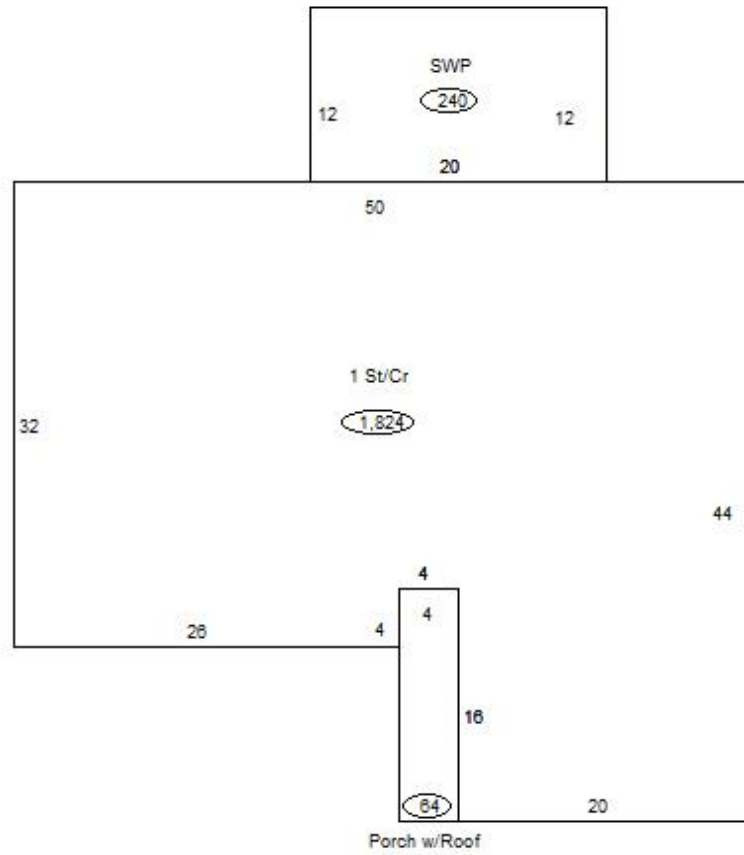
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### Sketch Image

660029133



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,824	1.000	1,824
2	M	PRCH		13	SLBC	64	1.000	64
3	M	EPSW		13	EPSW	240	1.000	240
<b>Total Building Area</b>						1,824		1,824



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	30x24x8	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 720)	19,613		19,613	4,903	14,710
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.95 x 192)	3,638		3,638	1,673	1,965
	LNT0	Lean To - Attached	8x15x8	Dirt	Formed Metal	120
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.44 x 120)	1,133		1,133	589	544