



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:53:24
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660029136 Parcel ID 000000-00-0-20110-001-0007 Cadastral ID 34-20-14-05780 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 335762 SOWINSKI, DAWN 1206 N 154TH E AVE TULSA OK 74116-0000 Parcel Location Situs 01206 N 154TH E AVE Subdivision REYNOLDS ACRES Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>660029136_001.JPG 10/2/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.17186606 -95.80563720 LOT 7 BLOCK 1 REYNOLD'S ACRES																																																																																																																									
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 Page 2

Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2869 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,496.00 x 2.45 = 30,615 Factor Value Adjustments 1.0000 Lot Value 30,615		

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	1,104 / 1,104
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	288 Attached Garage - Finished 1 Stalls
Remodel	RMA -
Year/Eff Age	1955 / 46

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 99,024 89.70 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 105,550 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.10	Total Misc Impr	+ 8,790	Roofing Adj	+ 4.79	Garage Cost	+ 11,644
Subfloor Adj	+ 1.27	Total RCN	= 167,686	Heat/Cool Adj	+ 11.47	Depreciation (53%)	- 88,874
Plumbing Adj	+ 12.75	Lump Sums	+ 4,279	Basement Adj	+ 0.00	RCNLD	= 83,091
Adj Base Cost	= 133.38	Lot Value	+ 30,615	Total Area	x 1,104	Indicated Value	= 113,706
		Value Per SqFt	102.99	Adjusted Cost	= 147,252		

Value Reconciliation
Selected Approach Cost Approach Improvements 83,091 Lot Value 30,615 Indicated Value 113,706 102.99 Per SqFt Agland Value Site Improvements Total Value 113,706 102.99 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	69702	8x4		32	24.17		773
WODC	WOOD DECK - COVERED	69703	16x12		192	37.14	40%	4,279
CPDT	Carport - Detached	175378	17x16		272	10.74		2,921



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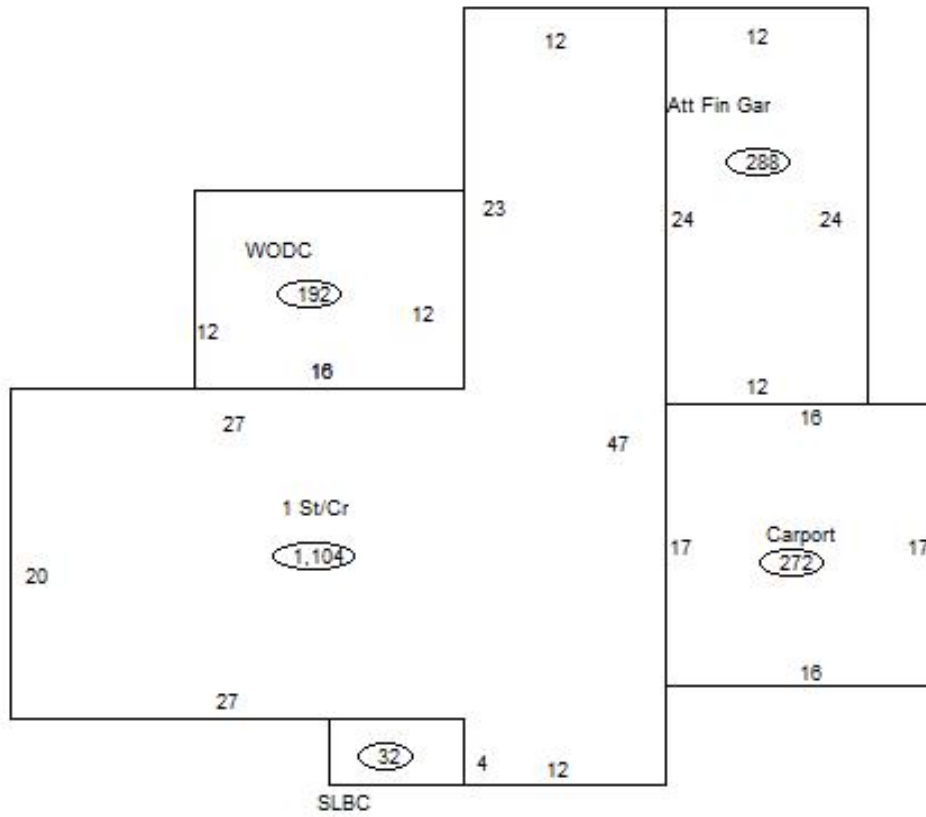
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 Page 3

Sketch Image

660029136



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,104	1.000	1,104
2	G	5		13	Att Fin Gar	288	1.000	288
3	M	PRCH		13	SLBC	32	1.000	32
4	M	WODC		13	WODC	192	1.000	192
5	G	3		13	Carport	272	1.000	272
Total Building Area						1,104		1,104