



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	660029141									
Parcel ID	000000-00-0-20110-001-0012									
Cadastral ID	34-20-14-05830									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	3							
Tax Area	1 - CATOOSA OT									
Name ID	184974									
BESHARA, BRUCE										
1279 N 153RD E AVE TULSA OK 74116-0000										
Parcel Location										
Situs	01279 N 153RD E AVE									
Subdivision	REYNOLDS ACRES									
Lot/Block	0012 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	34 / 20 / 14 / 5									
Neighborhood	1045 - R-V03-SW CATOOSA									
School District	S002 - CATOOSA SCHOOLS									
Legal Description Lat/Long: 36.17275236 -95.80606274										
Building Permits										
LOT 12 BLOCK 1 REYNOLD'S ACRES										
Exemptions										
Code	Type	Active	Maximum	Exemption	Sale History					
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax		
Remove Cap	0	Land Value	31,950	8,100	11%	891	Assessed	7,774	829.17	
Year Frozen	0	Improvements	86,682	62,570		6,883	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00	
TIF Project ID	0	Total Value	118,632	70,670		7,774	Total Taxable	6,774	723.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660029141	BESHARA, BRUCE			1	112,354	1000	6,547	698.00	
2024	2024-660029141	BESHARA, BRUCE			1	132,449	1000	6,328	668.00	
2023	2023-660029141	BESHARA, BRUCE			1	103,065	1000	6,114	627.00	
2022	2022-660029141	BESHARA, BRUCE			1	92,397	1000	5,907	593.00	
2021	2021-660029141	BESHARA, BRUCE			1	90,038	1000	5,706	502.00	
2020	2020-660029141	BESHARA, BRUCE			1	88,479	1000	5,510	488.00	
2019	2019-660029141	BESHARA, BRUCE			1	85,897	1000	5,321	478.00	
2018	2018-660029141	BESHARA, BRUCE			1	90,736	1000	5,138	459.00	
2017	2017-660029141	BESHARA, BRUCE			1	89,935	1000	4,958	448.00	
2016	2016-660029141	BESHARA, BRUCE			1	87,509	1000	4,784	425.00	
2015	2015-660029141	BESHARA, BRUCE			1	85,095	1000	4,617	413.00	
2014	2014-660029141	BESHARA, BRUCE			1	85,762	1000	4,453	403.00	
2013	2013-660029141	BESHARA, BRUCE			1	82,970	1000	4,294	384.00	



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2994	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,041.00 x 2.45 = 31,950	
Factor Value		
Adjustments	1.0000	
Lot Value	31,950	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,107 / 1,107
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,107
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	600 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1965 / 46

Cost Approach		Manual : 01/2025	
Base Cost	102.14	Total Misc Impr	+ 33,923
Roofing Adj	+ 4.17	Garage Cost	+ 16,824
Subfloor Adj	+ 0.00	Total RCN	= 188,115
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 103,463
Plumbing Adj	+ 7.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 84,652
Adj Base Cost	= 124.09	Lot Value	+ 31,950
Total Area	x 1,107	Indicated Value	= 116,602
Adjusted Cost	= 137,368	Value Per SqFt	105.33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	123,471 111.54 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	108,980 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	84,652
Lot Value	31,950
Indicated Value	116,602 105.33 Per SqFt
Agland Value	
Site Improvements	2,030
Total Value	118,632 107.17 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69716	43x4		172	20.75		3,569
PRCH	SLAB PORCH - COVERED	69717	28x8		224	20.59		4,612
EPSW	ENCLOSED PORCH - SOLID WALL	69718	488		488	52.75		25,742



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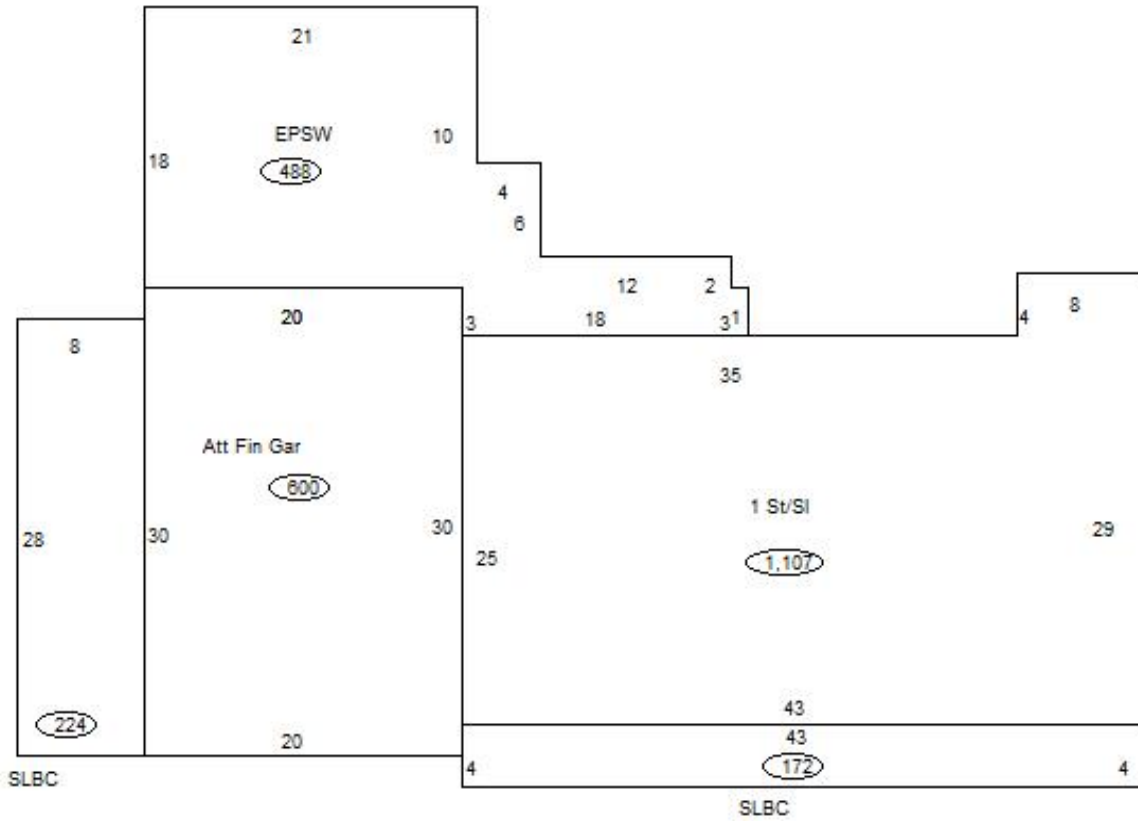
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,107	1.000	1,107
2	G	5		13	Att Fin Gar	600	1.000	600
3	M	PRCH		13	SLBC	172	1.000	172
4	M	PRCH		13	SLBC	224	1.000	224
5	M	EPSW		13	EPSW	488	1.000	488
Total Building Area						1,107		1,107



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	2	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (24.87 x 80)	1,990	1,990	915	1,075
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	2	Cond 2	Year 2010	Eff Age 16	
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (24.87 x 80)	1,990	1,990	1,035	955