



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 660029149 Parcel ID 20N14E-34-4-00000-000-0000 Cadastral ID 34-20-14-06400 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 342844 RAMIREZ HERNANDEZ, EUTIMIO VERONICA RAMIREZ 2540 E 4TH ST TULSA OK 74104-0000 Parcel Location Situs 00647 N 153RD E AVE Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 34 / 20 / 14 / 4 Neighborhood 2014 - UNPLATTED T20 & 21 OF R14 School District S002 - CATOOSA SCHOOLS					<p>660029149_002.JPG 10/2/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.16470543 -95.80531247																																																																																																																									
Legal Description N2 S2 S2 NW SW SE					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R25 172540</td> <td>NEW SFR 3905 SQ FT</td> <td>06/2025</td> <td></td> <td>390,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 172540	NEW SFR 3905 SQ FT	06/2025		390,500																																																																																																						
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.3075 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 56,956.00 x 1.19 = 67,813 Factor Value Adjustments 1.0000 Lot Value 67,813		 <p>660029149_002.JPG 10/2/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	BNV Building No Value
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	58,340	50.64	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	96.65	Total Misc Impr	+	9,263	
Roofing Adj	+ 4.33	Garage Cost	+		
Subfloor Adj	+ 2.49	Total RCN	=	145,326	
Heat/Cool Adj	+ 10.30	Depreciation (100%)	-	145,326	
Plumbing Adj	+ 4.34	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=		
Adj Base Cost	= 118.11	Lot Value	+	67,813	
Total Area	x 1,152	Indicated Value	=	67,813	
Adjusted Cost	= 136,063	Value Per SqFt		58.87	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	67,813		
Indicated Value	67,813	58.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	67,813	58.87	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
PRCH	SLAB PORCH - COVERED	69733	14x10		140	20.85		2,919
PRCH	SLAB PORCH - COVERED	69734	14x6		84	21.03		1,767



Rogers

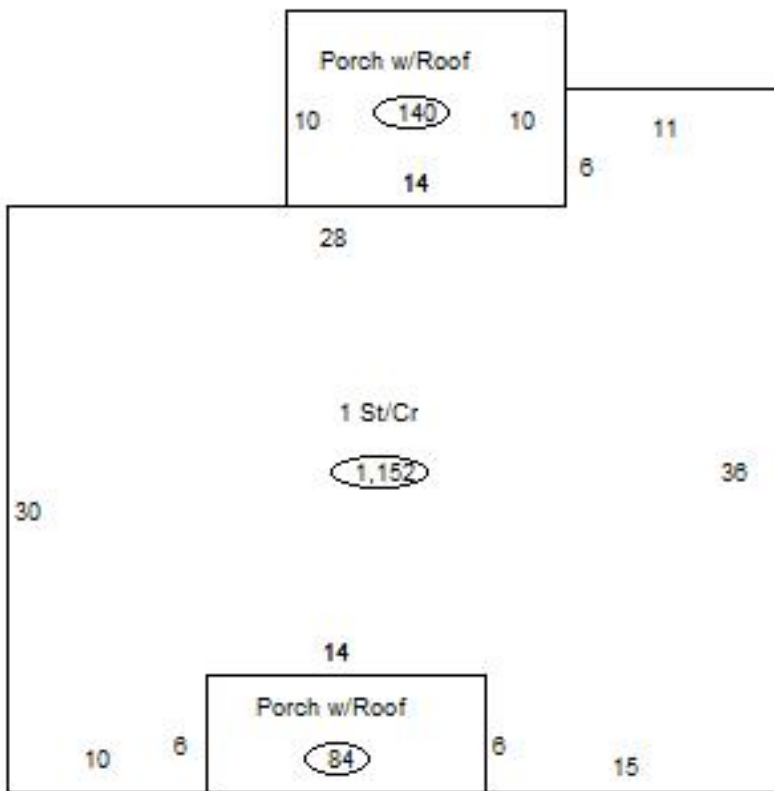
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Sketch Image

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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	1,152	1.000	1,152
2	M	PRCH		13	SLBC	140	1.000	140
3	M	PRCH		13	SLBC	84	1.000	84
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNV BARN		10x10x0			100
	Qual 2	Cond 2	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (0.00 x 100)						




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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	 <p>\\tsclient\C\Users\rln\Pictures\2017-03-02 03-02-17\03-02-17 166.J 3/9/2017</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	660 / 660
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1945 / 81

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression		
MRA Code	1 Test	
Adusted R	0.8445	
Indicated Value	35,136	53.24 Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	104.55	Total Misc Impr	+ 11,326	Roofing Adj	+ 4.74	Garage Cost	+ 0
Subfloor Adj	+ 2.77	Total RCN	= 97,100	Heat/Cool Adj	+ 10.30	Depreciation (80%)	- 77,680
Plumbing Adj	+ 7.60	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 19,420
Adj Base Cost	= 129.96	Lot Value	+ 19,420	Total Area	x 660	Indicated Value	= 19,420
		Value Per SqFt	29.42	Adjusted Cost	= 85,774		

Value Reconciliation		
Selected Approach	Cost Approach	
Improvements	19,420	
Lot Value		
Indicated Value	19,420	29.42 Per SqFt
Agland Value		
Site Improvements	4,576	
Total Value	23,996	36.36 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	69736	22x8		176	20.74		3,650
EPSW	ENCLOSED PORCH - SOLID WALL	69737	14x10		140	54.83		7,676



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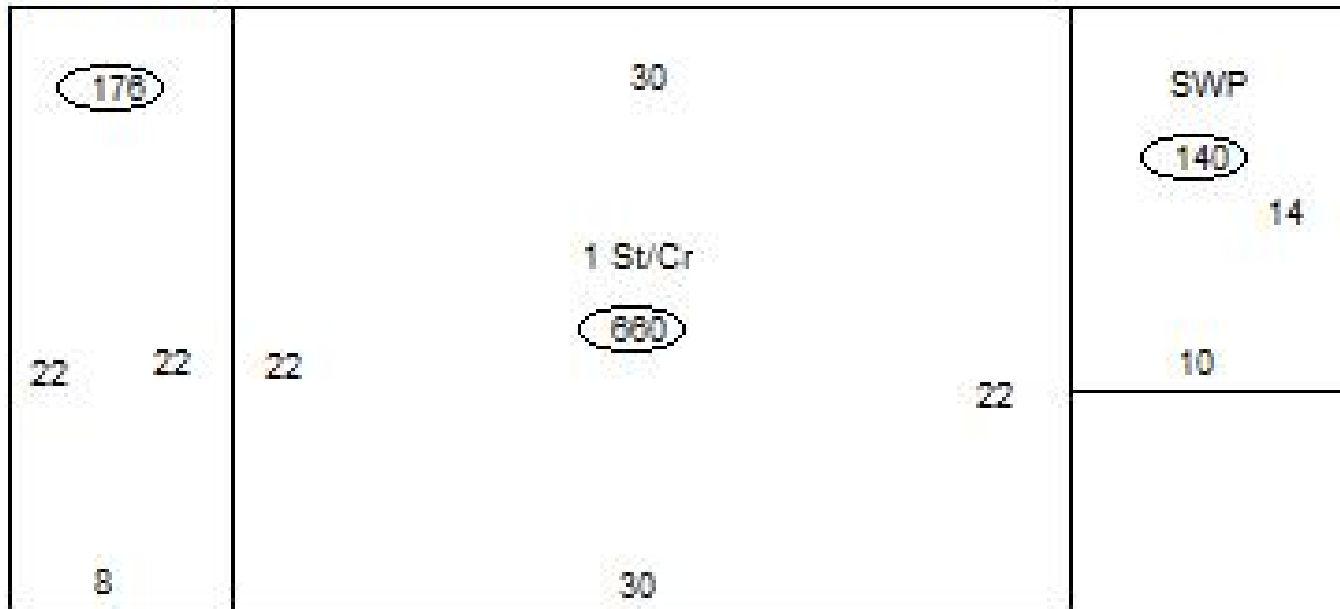
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Sketch Image

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Porch w/Roof



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	660	1.000	660
2	M	PRCH		13	SLBC	176	1.000	176
3	M	EPSW		13	EPSW	140	1.000	140
Total Building Area						660		660



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual 2	Cond 3	Year 2010	Eff Age 12		

	Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (21.77 x 120)	2,612		2,612	1,410



	GRDT	Garage - Detached	14x20x8	Concrete	Composition Shingle	280
	Qual 2	Cond 3	Year 2000	Eff Age 20		

	Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (22.17 x 280)	6,208		6,208	3,166