



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029176 <b>Parcel ID</b> 20N14E-34-1-00000-000-0000 <b>Cadastral ID</b> 34-20-14-09700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 343099 NOLEN, GARY DALE  1201 N 154TH E AVE TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 01201 N 154TH E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .95 - Acres <b>Sec/Twn/Rng</b> 34 / 20 / 14 / 1 <b>Neighborhood</b> 2014 - UNPLATTED T20 & 21 OF R14 <b>School District</b> S002 - CATOOSA SCHOOLS					<p>660029176_001.JPG 10/2/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17163965 -95.80464602 E 301' W 681.46' N 137' S 732' SW NE																																																																																																																									
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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9468 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 41,242.00 x 1.28 = 52,790 <b>Factor Value</b> <b>Adjustments</b> 1.3379 <b>Lot Value</b> 70,628		<p>660029176_001.JPG 10/2/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,206 / 1,206
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	350 Attached Garage - Finished 1 Stalls
<b>Remodel</b>	KITCHEN/BA -
<b>Year/Eff Age</b>	1960 / 41

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 123,117 102.09 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025				
<b>Base Cost</b>	112,54	<b>Total Misc Impr</b>	+	8,647	<b>Roofing Adj</b>	+	4.75	
<b>Roofing Adj</b>	+	4.75	<b>Garage Cost</b>	+	13,297	<b>Subfloor Adj</b>	+	1.22
<b>Subfloor Adj</b>	+	1.22	<b>Total RCN</b>	=	189,132	<b>Heat/Cool Adj</b>	+	11.47
<b>Heat/Cool Adj</b>	+	11.47	<b>Depreciation ( 49%)</b>	-	92,675	<b>Plumbing Adj</b>	+	8.65
<b>Plumbing Adj</b>	+	8.65	<b>Lump Sums</b>	+	0	<b>Basement Adj</b>	+	0.00
<b>Basement Adj</b>	+	0.00	<b>RCNLD</b>	=	96,457	<b>Adj Base Cost</b>	=	138.63
<b>Adj Base Cost</b>	=	138.63	<b>Lot Value</b>	+	70,628	<b>Total Area</b>	x	1,206
<b>Total Area</b>	x	1,206	<b>Indicated Value</b>	=	167,085	<b>Adjusted Cost</b>	=	167,188
<b>Adjusted Cost</b>	=	167,188	<b>Value Per SqFt</b>		138.54			

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 96,457 <b>Lot Value</b> 70,628 <b>Indicated Value</b> 167,085 138.54 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 8,404 <b>Total Value</b> 175,489 145.51 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	69774	10x5		50	24.11		1,206
PATO	SLAB PORCH - OPEN	69775	260		260	9.02		2,345



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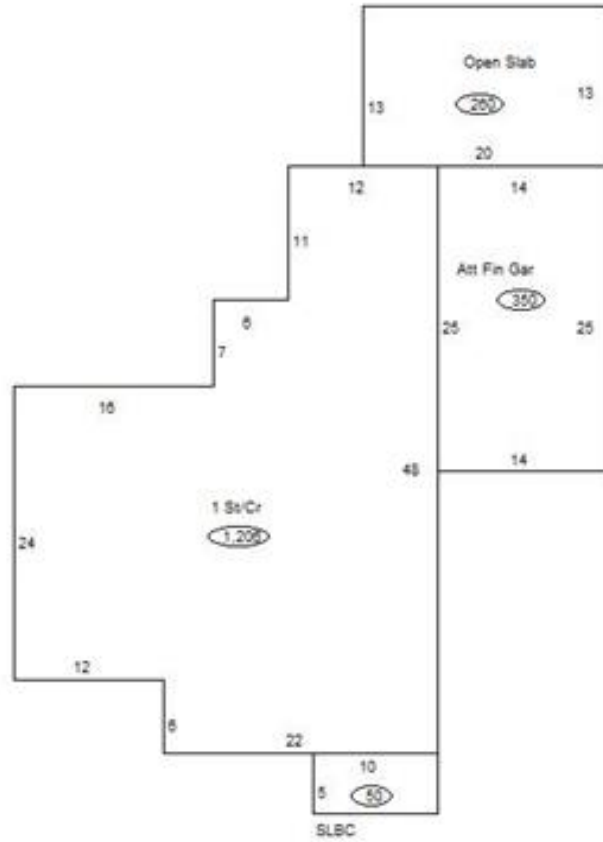
Date 04/16/2026

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### Sketch Image

660029176



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,206	1.000	1,206
2	G	5		13	Att Fin Gar	350	1.000	350
3	M	PRCH		13	SLBC	50	1.000	50
4	M	PATO		13	Open Slab	260	1.000	260
<b>Total Building Area</b>						<b>1,206</b>		<b>1,206</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	28x34x8	Concrete	Composition Shingle	952
	Qual 2	Cond 3	Year 2000	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (17.31 x 952)		16,479	16,479	8,075		8,404