




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 660029907 Parcel ID 20N14E-35-1-00000-000-0000 Cadastral ID 35-20-14-01500 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 1 - CATOOSA OT Name ID 334349 YANG, BAO 1315 N 169TH E AVE TULSA OK 74116-0000 Parcel Location Situs 01315 169TH EAST AVE Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 35 / 20 / 14 / 1 Neighborhood 2014 - UNPLATTED T20 & 21 OF R14 School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-6-10\IMG_004 6/10/2021</p>														
Legal Description Lat/Long: 36.17366066 -95.78794889																			
W2 S 165' S2 SW NW NE					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	O'NEAL, KAREN TRUSTEE	04/29/2021	165,000	YES										
					2508/590	JARRETT, LAVENA LUCILLE	05/26/2015	0	4										
					2475/85	JARRETT, ROBERT J	05/26/2015	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax										
Remove Cap	2022		Land Value	68,937	68,937	11%	7,583	Assessed	17,576										
Year Frozen	0		Improvements	90,845	90,845		9,993	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	159,782	159,782		17,576	Total Taxable	17,576										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660029907	YANG, BAO	1	156,762	0	17,244	1,839.00												
2024	2024-660029907	YANG, BAO	1	162,924	0	17,922	1,891.00												
2023	2023-660029907	YANG, BAO	1	165,000	0	18,150	1,863.00												
2022	2022-660029907	YANG, BAO	1	165,000	0	18,150	1,822.00												
2021	2021-660029907	YANG, BAO	1	119,303	0	9,638	848.00												
2020	2020-660029907	O'NEAL, KAREN TRUSTEE	1	117,624	0	9,179	813.00												
2019	2019-660029907	O'NEAL, KAREN TRUSTEE	1	109,464	0	8,742	785.00												
2018	2018-660029907	O'NEAL, KAREN TRUSTEE	1	108,865	0	8,325	743.00												
2017	2017-660029907	O'NEAL, KAREN TRUSTEE	1	108,004	0	7,929	716.00												
2016	2016-660029907	O'NEAL, KAREN TRUSTEE	1	105,309	0	7,551	672.00												
2015	2015-660029907	O'NEAL, KAREN TRUSTEE	1	103,364	1000	6,192	553.00												
2014	2014-660029907	JARRETT, ROBERT J	1	104,159	1000	5,982	541.00												
2013	2013-660029907	JARRETT, ROBERT J	1	100,794	1000	5,780	517.00												



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Lot Data	Square-Foot - NBHD 2014 #1	Primary Image
Lot Size Lot Count Units Buildable 1.25 Non-Ag Acres 1.3362 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 58,205.00 x 1.18 = 68,937 Factor Value Adjustments 1.0000 Lot Value 68,937		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,424 / 1,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	816 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	163,130	114.56	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	87.49	Total Misc Impr	+	6,327			
Roofing Adj	+ 3.94	Garage Cost	+	17,797			
Subfloor Adj	+ 2.33	Total RCN	=	181,690			
Heat/Cool Adj	+ 10.30	Depreciation (50%)	-	90,845			
Plumbing Adj	+ 6.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	90,845			
Adj Base Cost	= 110.65	Lot Value	+	68,937			
Total Area	x 1,424	Indicated Value	=	159,782			
Adjusted Cost	= 157,566	Value Per SqFt		112.21			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,845		
Lot Value	68,937		
Indicated Value	159,782	112.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	159,782	112.21	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2013	1	0.00	
PRCH	SLAB PORCH - COVERED	71584	24x6		144	20.84	3,001
PRCH	SLAB PORCH - COVERED	71587	16x10		160	20.79	3,326



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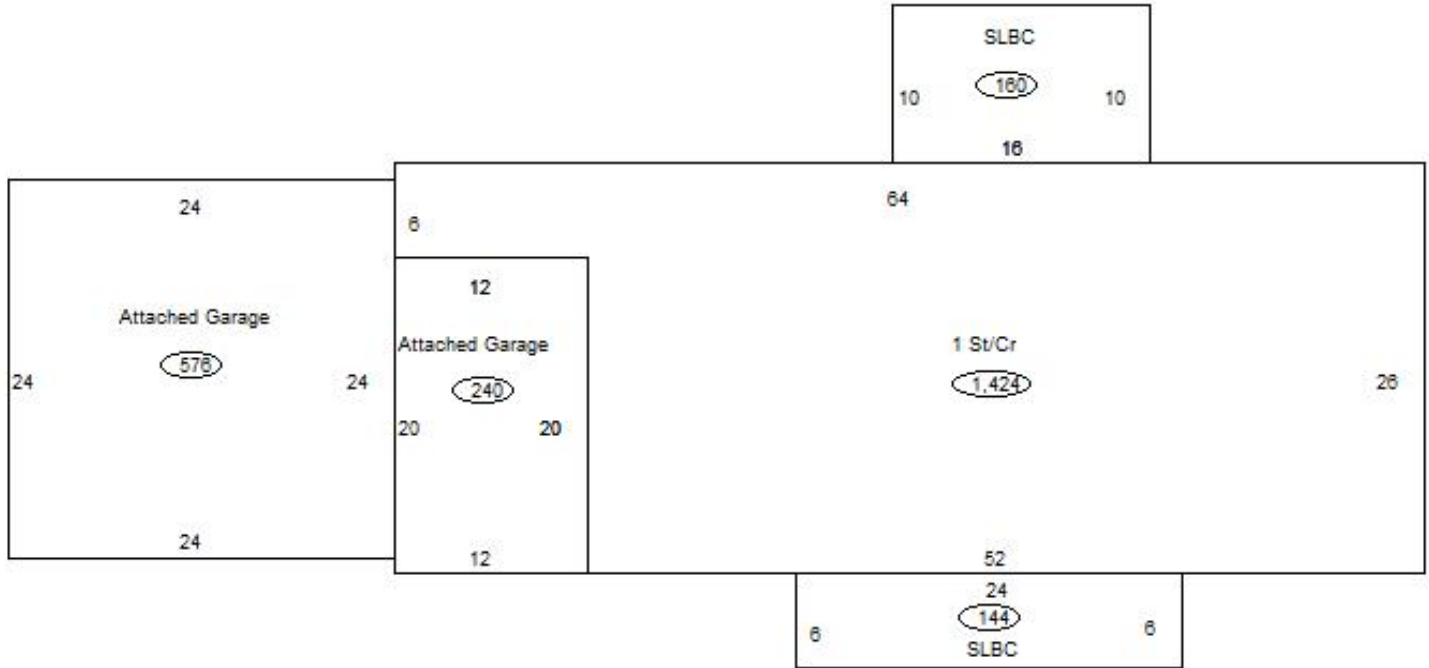
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,424	1.000	1,424
2	M	PRCH		13	SLBC	144	1.000	144
3	G	1		13	Attached Garage	240	1.000	240
4	G	1		13	Attached Garage	576	1.000	576
5	M	PRCH		13	SLBC	160	1.000	160
Total Building Area						1,424		1,424



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR (PORTABLE)	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						