



# 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	660029911													
Parcel ID	20N14E-35-1-00000-000-0000													
Cadastral ID	35-20-14-01900													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	172574													
HIGGINS, JOHN P														
17115 E OKLAHOMA TULSA OK 74116-0000														
Parcel Location														
Situs	17115 E OKLAHOMA ST													
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													
Legal Description Lat/Long: 36.17575044 -95.78602005														
S2 W2 W2 NE 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	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax					
Remove Cap	0	Land Value	58,867	35,404	11%	3,894	Assessed	13,458	1,435.43					
Year Frozen	2016	Improvements	144,565	86,945		9,564	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-106.00					
TIF Project ID	0	Total Value	203,432	122,349		13,458	Total Taxable	12,458	1,329.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660029911	HIGGINS, JOHN P			1	176,095	1000	12,458	1,329.00					
2024	2024-660029911	HIGGINS, JOHN P			1	184,730	1000	12,459	1,314.00					
2023	2023-660029911	HIGGINS, JOHN P			1	135,678	1000	12,458	1,279.00					
2022	2022-660029911	HIGGINS, JOHN P			1	135,995	1000	12,458	1,251.00					
2021	2021-660029911	HIGGINS, JOHN P			1	148,452	1000	12,458	1,096.00					
2020	2020-660029911	HIGGINS, JOHN P			1	147,789	1000	12,458	1,103.00					
2019	2019-660029911	HIGGINS, JOHN P			1	136,267	1000	12,458	1,119.00					
2018	2018-660029911	HIGGINS, JOHN P			1	137,145	1000	12,459	1,112.00					
2017	2017-660029911	HIGGINS, JOHN P			1	136,016	1000	12,459	1,125.00					
2016	2016-660029911	HIGGINS, JOHN P			1	132,423	1000	12,459	1,108.00					
2015	2015-660029911	HIGGINS, JOHN P			1	129,445	1000	12,067	1,079.00					
2014	2014-660029911	HIGGINS, JOHN P			1	133,240	1000	11,686	1,057.00					
2013	2013-660029911	HIGGINS, JOHN P			1	125,645	1000	11,317	1,013.00					



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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> 1.25 <b>Non-Ag Acres</b> 1.0793 <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> 47,016.00 x 1.25 = 58,867 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 58,867		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,000 / 2,000
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air % Forced Air Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	576 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 28

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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>	180,190	90.10	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>	80.04	<b>Total Misc Impr</b>	+	6,516	
<b>Roofing Adj</b>	+ 3.65	<b>Garage Cost</b>	+	13,023	
<b>Subfloor Adj</b>	+ 2.19	<b>Total RCN</b>	=	234,559	
<b>Heat/Cool Adj</b>	+ 15.31	<b>Depreciation ( 40%)</b>	-	93,824	
<b>Plumbing Adj</b>	+ 6.32	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	140,735	
<b>Adj Base Cost</b>	= 107.51	<b>Lot Value</b>	+	58,867	
<b>Total Area</b>	x 2,000	<b>Indicated Value</b>	=	199,602	
<b>Adjusted Cost</b>	= 215,020	<b>Value Per SqFt</b>		99.80	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	140,735		
<b>Lot Value</b>	58,867		
<b>Indicated Value</b>	199,602	99.80	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	3,830		
<b>Total Value</b>	203,432	101.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	71600	24x24		576	7.67		4,418
PRCH	SLAB PORCH - COVERED	71601	10x10		100	20.98		2,098



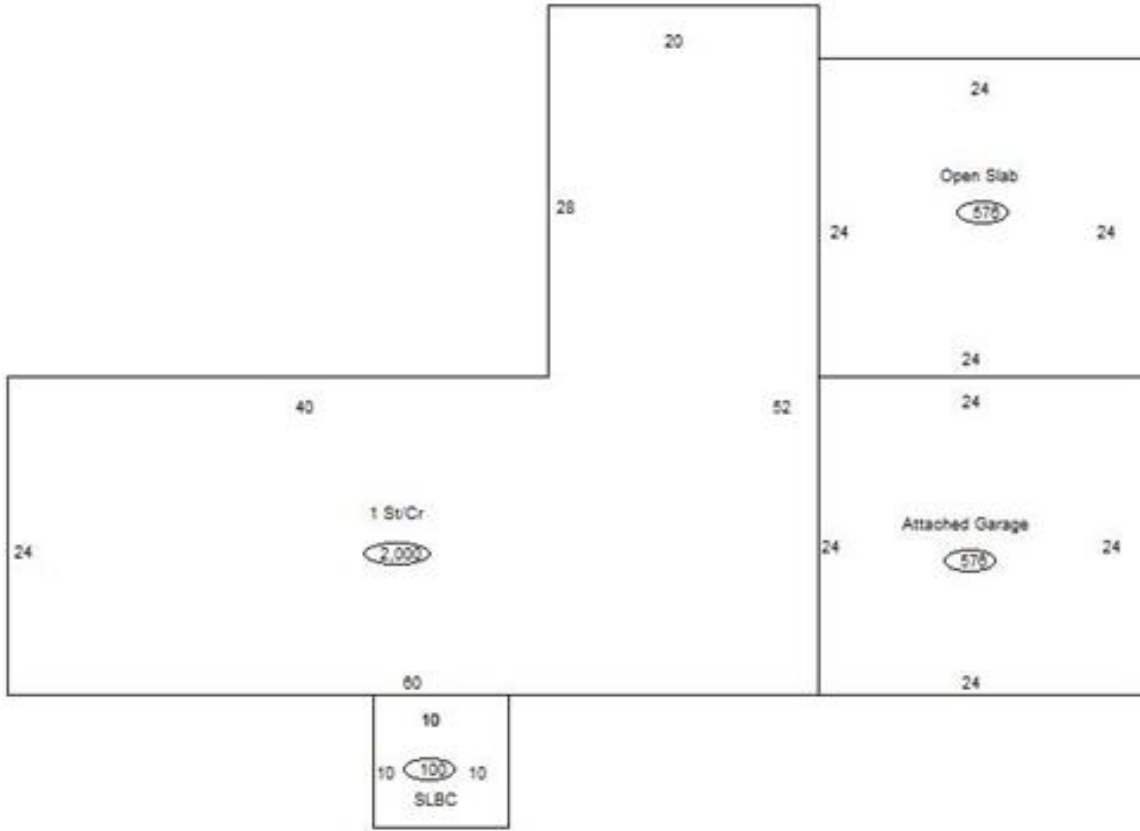
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Sketch Image

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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	2,000	1.000	2,000
2	G	1		13	Attached Garage	576	1.000	576
3	M	PATO		13	Open Slab	576	1.000	576
4	M	PRCH		13	SLBC	100	1.000	100
<b>Total Building Area</b>						<b>2,000</b>		<b>2,000</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x6	Plank	Formed Metal	160
	<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12	

	<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.52 x 160)	4,403		4,403	2,025
					2,378

	SHDS	Shed - Small	10x12x6	Plank	Formed Metal	120
	<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20	

	<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.52 x 120)	3,542		3,542	2,090
					1,452