




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	660029946				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-24\IMG_002I 5/25/2021</p>									
Parcel ID	000000-00-0-00375-002-0003													
Cadastral ID	35-20-14-04240													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	328398													
CHANDLER, LARRY & SANDRA														
16764 E PINE ST TULSA OK 74116-0000														
Parcel Location														
Situs	16764 E PINE ST													
Subdivision	HIGHLAND ACRES													
Lot/Block	0003 / 0002	Parcel Size	3 - Lots											
Sec/Twn/Rng	35 / 20 / 14 / 5													
Neighborhood	1045 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17681565 -95.79200419														
LOTS 3,4 & 5 BLOCK 2 HIGHLAND ACRES														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	FULTZ, GARY &	08/05/2019	97,000	WG										
917/656	GARNER, MICHAEL &	05/28/1993	20,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax						
Remove Cap	2020	Land Value	82,581	57,489	11%	6,324	Assessed	10,501 1,120.04						
Year Frozen	2020	Improvements	54,554	37,979		4,177	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -107.00						
TIF Project ID	0	Total Value	137,135	95,468		10,501	Total Taxable	9,501 1,013.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660029946	CHANDLER, LARRY & SANDRA	1	138,532	1000	9,501	1,013.00							
2024	2024-660029946	CHANDLER, LARRY & SANDRA	1	161,153	1000	9,501	1,002.00							
2023	2023-660029946	CHANDLER, LARRY & SANDRA	1	104,891	1000	9,501	975.00							
2022	2022-660029946	CHANDLER, LARRY & SANDRA	1	96,173	1000	9,502	954.00							
2021	2021-660029946	CHANDLER, LARRY & SANDRA	1	96,438	1000	9,501	836.00							
2020	2020-660029946	CHANDLER, LARRY & SANDRA	1	65,468	1000	6,201	549.00							
2019	2019-660029946	CHANDLER, LARRY & SANDRA	1	50,497	0	4,700	422.00							
2018	2018-660029946	FULTZ, GARY &	1	50,304	0	4,476	400.00							
2017	2017-660029946	FULTZ, GARY &	1	49,877	0	4,262	385.00							
2016	2016-660029946	FULTZ, GARY &	1	48,594	0	4,060	361.00							
2015	2015-660029946	FULTZ, GARY &	1	45,773	0	3,866	346.00							
2014	2014-660029946	FULTZ, GARY &	1	46,155	0	3,683	333.00							
2013	2013-660029946	FULTZ, GARY &	1	45,881	0	3,507	314.00							



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Lot Data		Square-Foot - NBHD 1045 #1	
Lot Size			
Lot Count	0		
Units Buildable	3		
Non-Ag Acres	0.9553		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	41,612.00 x 1.98 = 82,581		
Factor Value			
Adjustments	1.0000		
Lot Value	82,581		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	22 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1953 / 73

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	87,907	78.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	109,180		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.49	Total Misc Impr	+ 24,209
Roofing Adj	+ 5.11	Garage Cost	+
Subfloor Adj	+ -2.40	Total RCN	= 189,779
Heat/Cool Adj	+ 12.64	Depreciation (72%)	- 136,641
Plumbing Adj	+ 26.99	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 53,138
Adj Base Cost	= 147.83	Lot Value	+ 82,581
Total Area	x 1,120	Indicated Value	= 135,719
Adjusted Cost	= 165,570	Value Per SqFt	121.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	53,138		
Lot Value	82,581		
Indicated Value	135,719	121.18	Per SqFt
Agland Value			
Site Improvements	1,416		
Total Value	137,135	122.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	71669	24x12		288	68.44		19,711
EPSW	Enclosed Porch - Solid Wall	175531	8x8		64	70.28		4,498



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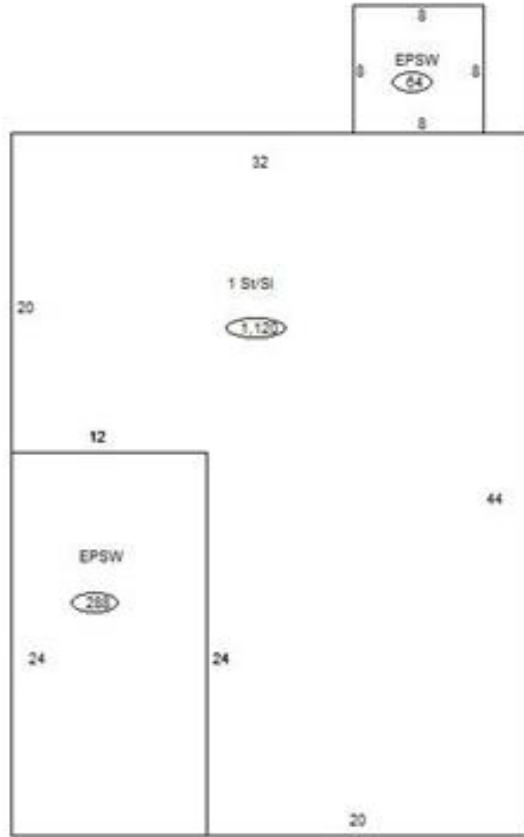
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,120	1.000	1,120
2	M	EPSW		10	EPSW	288	1.000	288
3	M	EPSW		10	EPSW	64	1.000	64
Total Building Area						1,120		1,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x7	Plank	Composition Shingle	64
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (32.15 x 64)	2,058		2,058	1,214	844

ASC	Awing/Shelter/Carport	12x12x7	Plank	Composition Shingle	144
Qual 2	Cond 2	Year 0	Eff Age 0		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (3.97 x 144)	572		572		572