



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 660029969 Parcel ID 000000-00-0-00375-004-0002 Cadastral ID 35-20-14-04480 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 338913 DOOLITTLE, CHARLOTTE J & RALPH L 16210 E PINE ST TULSA OK 74116-0000 Parcel Location Situs 16210 E PINE Subdivision HIGHLAND ACRES Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-24\IMG_004I 5/25/2021</p>																																																	
Legal Description Lat/Long: 36.17678813 -95.79573438																																																						
LOT 2 BLOCK 4 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	/	LACER, DAVID M & CHARLOTTE J	07/11/2022	0	4																																													
					2265/255	KEITER, PEGGY J	08/15/2012	90,000	WG																																													
					1558/429	TAYLOR, LOIS R	01/15/2004	125,000	11																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.660</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value 25,000</td> <td>9,597</td> <td>11%</td> <td>1,056</td> <td>Assessed 7,531</td> <td> </td> <td>803.26</td> </tr> <tr> <td>Year Frozen</td> <td>2018</td> <td>Improvements 153,324</td> <td>58,858</td> <td> </td> <td>6,475</td> <td>Penalty 0</td> <td> </td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption 1,000</td> <td> </td> <td>-106.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 178,324</td> <td>68,455</td> <td> </td> <td>7,531</td> <td>Total Taxable 6,531</td> <td> </td> <td>697.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2013	Land Value 25,000	9,597	11%	1,056	Assessed 7,531		803.26	Year Frozen	2018	Improvements 153,324	58,858		6,475	Penalty 0			Uncapped Value	0	Mobile Home 0	0		0	Exemption 1,000		-106.00	TIF Project ID	0	Total Value 178,324	68,455		7,531	Total Taxable 6,531		697.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660029969	DOOLITTLE, CHARLOTTE J &	1	152,569	1000	6,530	696.00																																															
2024	2024-660029969	LACER, CHARLOTTE J	1	148,446	1000	6,530	689.00																																															
2023	2023-660029969	LACER, CHARLOTTE J	1	138,359	1000	6,530	670.00																																															
2022	2022-660029969	LACER, CHARLOTTE J	1	126,075	1000	6,530	655.00																																															
2021	2021-660029969	LACER, DAVID M & CHARLOTTE J	1	132,555	1000	6,530	575.00																																															
2020	2020-660029969	LACER, DAVID M & CHARLOTTE J	1	134,791	1000	6,530	578.00																																															
2019	2019-660029969	LACER, DAVID M & CHARLOTTE J	1	127,592	1000	6,530	586.00																																															
2018	2018-660029969	LACER, DAVID M & CHARLOTTE J	1	132,526	1000	6,530	583.00																																															
2017	2017-660029969	LACER, DAVID M & CHARLOTTE J	1	73,151	1000	6,310	570.00																																															
2016	2016-660029969	LACER, DAVID M & CHARLOTTE J	1	71,179	1000	6,098	542.00																																															
2015	2015-660029969	LACER, DAVID M & CHARLOTTE J	1	62,648	0	6,892	616.00																																															
2014	2014-660029969	LACER, DAVID M & CHARLOTTE J	1	62,648	0	6,892	623.00																																															
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Lot Data	Lot - HIGHLAND ACRES I & II (LOT)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Lot Base Lot Value 1.00 x 25,000.00 = 25,000 Factor Value Adjustments Lot Value 25,000		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,984 / 2,976
Style	100% 1 1/2 Story Finished
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	4 Metal, Preformed
Area on Slab	1,984
Fixture/RghIn	14 /
Bed/F/H Bath	1 / 2.5 /
Basement Area	
Garage Type	780 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1950 / 46



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Cost Approach		Manual : 01/2025	
Base Cost	85.60	Total Misc Impr	+ 7,290
Roofing Adj	+ 3.43	Garage Cost	+ 23,236
Subfloor Adj	+ -1.38	Total RCN	= 310,895
Heat/Cool Adj	+ 0.00	Depreciation (51%)	- 158,556
Plumbing Adj	+ 6.56	Lump Sums	+ 449
Basement Adj	+ 0.00	RCNLD	= 152,788
Adj Base Cost	= 94.21	Lot Value	+ 25,000
Total Area	x 2,976	Indicated Value	= 177,788
Adjusted Cost	= 280,369	Value Per SqFt	59.74

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	291,127	97.82	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,788		
Lot Value	25,000		
Indicated Value	177,788	59.74	Per SqFt
Agland Value			
Site Improvements	536		
Total Value	178,324	59.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	127388	120		120	26.55		3,186
EPSW	Enclosed Porch - Solid Wall	175520	8x5		40	70.47		2,819
BALW	Balcony - Wood	175521	4x4		16	28.08		449
PRCH	Porch	175522	8x6		48	26.78		1,285



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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	5	Slab	13	1.5 St Fin/Sl	1,984	1.500	2,976
2	G	1		13	Att Gar	780	1.000	780
3	M	PRCH		13	PRCH	120	1.000	120
4	M	EPSW		13	EPSW	40	1.000	40
5	M	BALW		13	Balcony	16	1.000	16
6	M	PRCH		13	PRCH	48	1.000	48
Total Building Area						1,984		2,976



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x10x7	Plank	Galvanized Metal	60
	Qual 2	Cond 3	Year 1980	Eff Age 35		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (26.54 x 60)	1,592		1,592	1,274	318

	SHDS	Shed - Small	6x6x8	Plank	Galvanized Metal	36
	Qual 2	Cond 3	Year 1980	Eff Age 35		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (30.22 x 36)	1,088		1,088	870	218