



# 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	660029979				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-24\IMG_006i 5/25/2021</p>									
Parcel ID	000000-00-0-00375-004-0012													
Cadastral ID	35-20-14-04590													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	1 - CATOOSA OT													
Name ID	166704													
BEAL, BYRON W & BEVERLY L														
16125 E OKLAHOMA PL TULSA OK 74116-0000														
Parcel Location														
Situs	16125 E OKLAHOMA PL													
Subdivision	HIGHLAND ACRES													
Lot/Block	0012 / 0004	Parcel Size	1 - Lots											
Sec/Twn/Rng	35 / 20 / 14 / 5													
Neighborhood	1045 - R-V03-SW CATOOSA													
School District	S002 - CATOOSA SCHOOLS													
Legal Description Lat/Long: 36.17643398 -95.79548377														
Building Permits														
LOT 12 BLOCK 4 HIGHLAND ACRES														
<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	38,279	20,504	11%	2,255	Assessed	11,558	1,232.78					
Year Frozen	2020	Improvements	157,874	84,567		9,303	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-107.00					
TIF Project ID	0	Total Value	196,153	105,071		11,558	Total Taxable	10,558	1,126.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660029979	BEAL, BYRON W & BEVERLY L	1	153,967	1000	10,558	1,126.00							
2024	2024-660029979	BEAL, BYRON W & BEVERLY L	1	160,505	1000	10,557	1,114.00							
2023	2023-660029979	BEAL, BYRON W & BEVERLY L	1	137,925	1000	10,558	1,084.00							
2022	2022-660029979	BEAL, BYRON W & BEVERLY L	1	123,206	1000	10,558	1,060.00							
2021	2021-660029979	BEAL, BYRON W & BEVERLY L	1	114,405	1000	8,942	787.00							
2020	2020-660029979	BEAL, BYRON W & BEVERLY L	1	112,440	1000	8,942	792.00							
2019	2019-660029979	BEAL, BYRON W & BEVERLY L	1	107,970	1000	8,652	777.00							
2018	2018-660029979	BEAL, BYRON W & BEVERLY L	1	111,571	1000	8,371	747.00							
2017	2017-660029979	BEAL, BYRON W & BEVERLY L	1	110,566	1000	8,099	731.00							
2016	2016-660029979	BEAL, BYRON W & BEVERLY L	1	107,408	1000	7,833	697.00							
2015	2015-660029979	BEAL, BYRON W & BEVERLY L	1	101,747	1000	7,576	677.00							
2014	2014-660029979	BEAL, BYRON W & BEVERLY L	1	102,666	1000	7,327	663.00							
2013	2013-660029979	BEAL, BYRON W & BEVERLY L	1	97,724	1000	7,084	634.00							



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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3587	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	15,624.00 x 2.45 = 38,279	
Factor Value		
Adjustments	1.0000	
Lot Value	38,279	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Plywood or Har
Base/Total Area	1,547 / 1,547
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1963 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	195,337	126.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	175,510 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	110.14	Total Misc Impr	+	6,927	
Roofing Adj	+ 4.83	Garage Cost	+	14,522	
Subfloor Adj	+ 0.00	Total RCN	=	229,025	
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	-	103,061	
Plumbing Adj	+ 6.57	Lump Sums	+	1,724	
Basement Adj	+ 0.00	RCNLD	=	127,688	
Adj Base Cost	= 134.18	Lot Value	+	38,279	
Total Area	x 1,547	Indicated Value	=	165,967	
Adjusted Cost	= 207,576	Value Per SqFt		107.28	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,688		
Lot Value	38,279		
Indicated Value	165,967	107.28	Per SqFt
Agland Value			
Site Improvements	30,186		
Total Value	196,153	126.80	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	5,615.40		5,615
WODO	Wood Deck - Open	71685	16x12		192	22.45	60%	1,724
PRCH	Porch	71687	7x7		49	26.78		1,312



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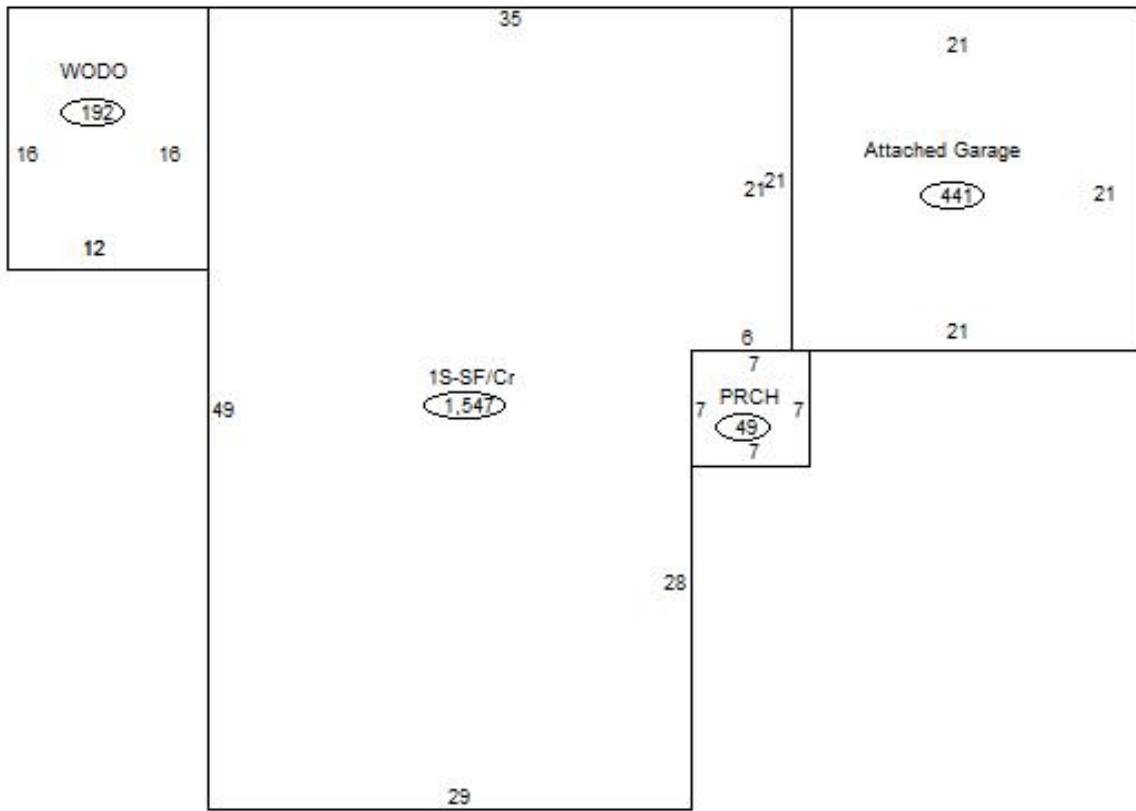
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	441	1.000	441
2	M	WODO		13	WODO	192	1.000	192
3	R	1	Crawl	13	1S-SF/Cr	1,547	1.000	1,547
4	M	PRCH		13	PRCH	49	1.000	49
<b>Total Building Area</b>						<b>1,547</b>		<b>1,547</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	35x25x8	Concrete	Formed Metal	875
	Qual 2	Cond 3	Year 2022	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.60 x 875)		26,775	26,775	1,339	25,436
	SHDS	Shed - Small	20x12x8	Plank	Formed Metal	240
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.47 x 240)		5,633	5,633	2,591	3,042
	SHDS	Shed - Small	20x12x8	Dirt	Formed Metal	240
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.88 x 240)		3,091	3,091	1,824	1,267
	LNT0	Lean To - Attached	20x8x7	Dirt	Formed Metal	160
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.89 x 160)		1,422	1,422	981	441