



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 660029990 Parcel ID 000000-00-0-00375-005-0011 Cadastral ID 35-20-14-04700 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 312107 GAYTAN, LUZ MARIA & CELESTE BERNAL GAYTAN 16133 E OKLAHOMA ST TULSA OK 74116-0000 Parcel Location Situs 16133 E OKLAHOMA ST Subdivision HIGHLAND ACRES Lot/Block 0011 / 0005 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_008! 5/25/2021</p>																																																	
Legal Description Lat/Long: 36.17555343 -95.79592602																																																						
LOT 11 BLOCK 5 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																																													
					2646/675	GAYTAN, DANIEL A & LUZ MARIA	07/13/2017	0	4																																													
					2397/167	BOUSQUET, RONALD	04/22/2014	32,500	YES																																													
					1817/294	BANK OF AMERICA NA	10/18/2006	29,500	3																																													
					1526/508	MABERY, ROBERT O &	09/18/2003	0	10																																													
					905/436	CARTWRIGHT, JERRY W	01/28/1993	8,500	Yes																																													
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>2015</td> <td>Land Value 35,687</td> <td>19,620</td> <td>11%</td> <td>2,158</td> <td>Assessed 5,264</td> <td>5,264</td> <td>561.46</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 9,082</td> <td>9,082</td> <td> </td> <td>999</td> <td>Penalty 0</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 19,157</td> <td>19,157</td> <td> </td> <td>2,107</td> <td>Exemption 0</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 63,926</td> <td>47,859</td> <td> </td> <td>5,264</td> <td>Total Taxable 5,264</td> <td>5,264</td> <td>561.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax	Remove Cap	2015	Land Value 35,687	19,620	11%	2,158	Assessed 5,264	5,264	561.46	Year Frozen	0	Improvements 9,082	9,082		999	Penalty 0	0		Uncapped Value	0	Mobile Home 19,157	19,157		2,107	Exemption 0	0	0.00	TIF Project ID	0	Total Value 63,926	47,859		5,264	Total Taxable 5,264	5,264	561.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660029990	GAYTAN, LUZ MARIA &	1	71,128	0	5,014	535.00																																															
2024	2024-660029990	GAYTAN, LUZ MARIA &	1	68,659	0	4,775	504.00																																															
2023	2023-660029990	GAYTAN, LUZ MARIA &	1	55,684	0	4,547	467.00																																															
2022	2022-660029990	GAYTAN, LUZ MARIA &	1	39,375	0	4,331	435.00																																															
2021	2021-660029990	GAYTAN, LUZ MARIA &	1	50,288	0	5,532	487.00																																															
2020	2020-660029990	GAYTAN, LUZ MARIA &	1	50,073	0	5,374	476.00																																															
2019	2019-660029990	GAYTAN, LUZ MARIA &	1	48,267	0	5,118	460.00																																															
2018	2018-660029990	GAYTAN, LUZ MARIA &	1	48,332	0	4,875	435.00																																															
2017	2017-660029990	GAYTAN, LUZ MARIA &	1	33,464	0	3,320	300.00																																															
2016	2016-660029990	GAYTAN, DANIEL A & LUZ MARIA	1	30,848	0	3,162	281.00																																															
2015	2015-660029990	GAYTAN, DANIEL A & LUZ MARIA	1	27,381	0	3,012	269.00																																															
2014	2014-660029990	GAYTAN, DANIEL A & LUZ MARIA	1	30,556	0	3,361	304.00																																															
2013	2013-660029990	BOUSQUET, RONALD	1	42,427	0	4,667	418.00																																															



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Lot Data		Square-Foot - NBHD 1045 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3344		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	14,566.00 x 2.45 = 35,687		
Factor Value			
Adjustments	1.0000		
Lot Value	35,687		



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 35,687				
Total Area	x	Indicated Value	= 35,687				
Adjusted Cost	= 0	Value Per SqFt	0.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	35,687		
Indicated Value	35,687	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	35,687	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	6 Mobile Home 50 x 28
Condition	3 - Average
Quality	3 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Stucco
Base/Total Area	1,400 / 1,400
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	476 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	28,239
Lot Value	
Indicated Value	28,239
Agland Value	20.17 Per SqFt
Site Improvements	
Total Value	28,239
	20.17 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	35.53	Total Misc Impr	+ 0				
Roofing Adj	+ 2.66	Garage Cost	+ 16,260				
Subfloor Adj	+ 0.00	Total RCN	= 84,678				
Heat/Cool Adj	+ 3.09	Depreciation (72%)	- 60,968				
Plumbing Adj	+ 7.59	Lump Sums	+ 4,529				
Basement Adj	+ 0.00	RCNLD	= 28,239				
Adj Base Cost	= 48.87	Lot Value	+ 28,239				
Total Area	x 1,400	Indicated Value	= 28,239				
Adjusted Cost	= 68,418	Value Per SqFt	20.17				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	136722	10x6		60	50.93	30%	2,139
WODC	WOOD DECK - COVERED	136723	68		68	50.22	30%	2,390



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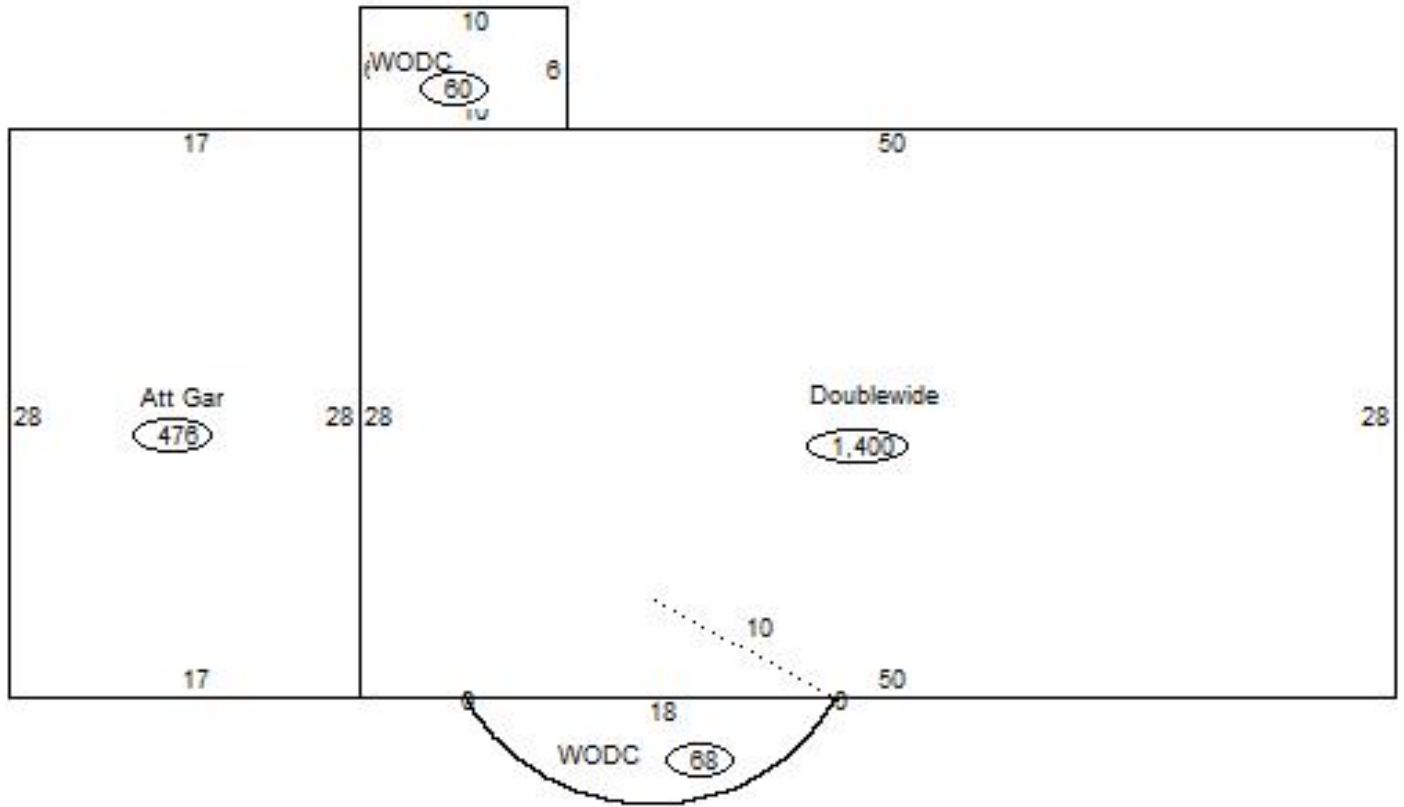
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Sketch Image

660029990



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,400	1.000	1,400
2	M	WODC		13	WODC	60	1.000	60
3	M	WODC		13	WODC	68	1.000	68
4	G	1		13	Att Gar	476	1.000	476
Total Building Area						1,400		1,400