



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660029993 <b>Parcel ID</b> 000000-00-0-00375-006-0003 <b>Cadastral ID</b> 35-20-14-04730 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 1 - CATOOSA OT <b>Name ID</b> 272696 NOE, TINA D  16322 E OKLAHOMA PL TULSA OK 74116-0000  <b>Parcel Location</b> <b>Situs</b> 16322 E OKLAHOMA PL <b>Subdivision</b> HIGHLAND ACRES <b>Lot/Block</b> 0003 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 35 / 20 / 14 / 5 <b>Neighborhood</b> 1045 - R-V03-SW CATOOSA <b>School District</b> S002 - CATOOSA SCHOOLS																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.17590794 -95.79388562 LOT 3 BLOCK 6 HIGHLAND ACRES																																																																																																																				
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3141	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,684.00 x 2.45 = 33,526	
Factor Value		
Adjustments	1.0000	
Lot Value	33,526	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,320 / 1,896
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	360 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 32



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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	148,755	78.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	171,980		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,020		
Lot Value	33,526		
Indicated Value	146,546	77.29	Per SqFt
Agland Value			
Site Improvements	3,213		
Total Value	149,759	78.99	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	73.98	Total Misc Impr	+	8,733			
Roofing Adj	+ 2.78	Garage Cost	+	9,184			
Subfloor Adj	+ 1.60	Total RCN	=	195,383			
Heat/Cool Adj	+ 10.30	Depreciation ( 44%)	-	85,969			
Plumbing Adj	+ 4.94	Lump Sums	+	3,606			
Basement Adj	+ 0.00	RCNLD	=	113,020			
Adj Base Cost	= 93.60	Lot Value	+	33,526			
Total Area	x 1,896	Indicated Value	=	146,546			
Adjusted Cost	= 177,466	Value Per SqFt		77.29			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	71705	24x11		264	8.45		2,231
BALW	Balcony - Wood	71706	24x6		144	25.04		3,606
PRCH	SLAB PORCH - COVERED	118270	40x8		320	20.32		6,502



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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	Crawl	13	1.5 St Fin/Cr	1,320	1.436	1,896
2	G	1		13	Attached Garage	360	1.000	360
3	M	PATO		13	Open Slab	264	1.000	264
4	M	BALW		13	Balcony	144	1.000	144
5	U	^UL	Overhang	13	Upper Level	576	1.000	576
6	M	PRCH		13	SLBC	320	1.000	320
<b>Total Building Area</b>						1,320		1,896



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x16x7	Plank	Composition Shingle	320
	Qual 3	Cond 2	Year 2010	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (20.92 x 320)	6,694		6,694	3,481
				3,213