



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:32:36
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030050 Parcel ID 000000-00-0-00375-010-0012 Cadastral ID 35-20-14-05320 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 271834 WHISTANCE, RICHARD B & HEIDI D CAMPBELL 1334 N 167TH E AVE TULSA OK 74116-0000 Parcel Location Situs 16649 E NEWTON PL Subdivision HIGHLAND ACRES Lot/Block 0012 / 0010 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\2021-5-26\IMG_005 5/27/2021</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3076	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,400.00 x 2.45 = 32,830	
Factor Value		
Adjustments	1.0000	
Lot Value	32,830	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,034 / 1,034
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	143,010	138.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	129,350 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	119.94	Total Misc Impr	+ 8,346				
Roofing Adj	+ 5.24	Garage Cost	+ 17,399				
Subfloor Adj	+ 0.00	Total RCN	= 174,393				
Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 85,453				
Plumbing Adj	+ 5.94	Lump Sums	+ 349				
Basement Adj	+ 0.00	RCNLD	= 89,289				
Adj Base Cost	= 143.76	Lot Value	+ 32,830				
Total Area	x 1,034	Indicated Value	= 122,119				
Adjusted Cost	= 148,648	Value Per SqFt	118.10				

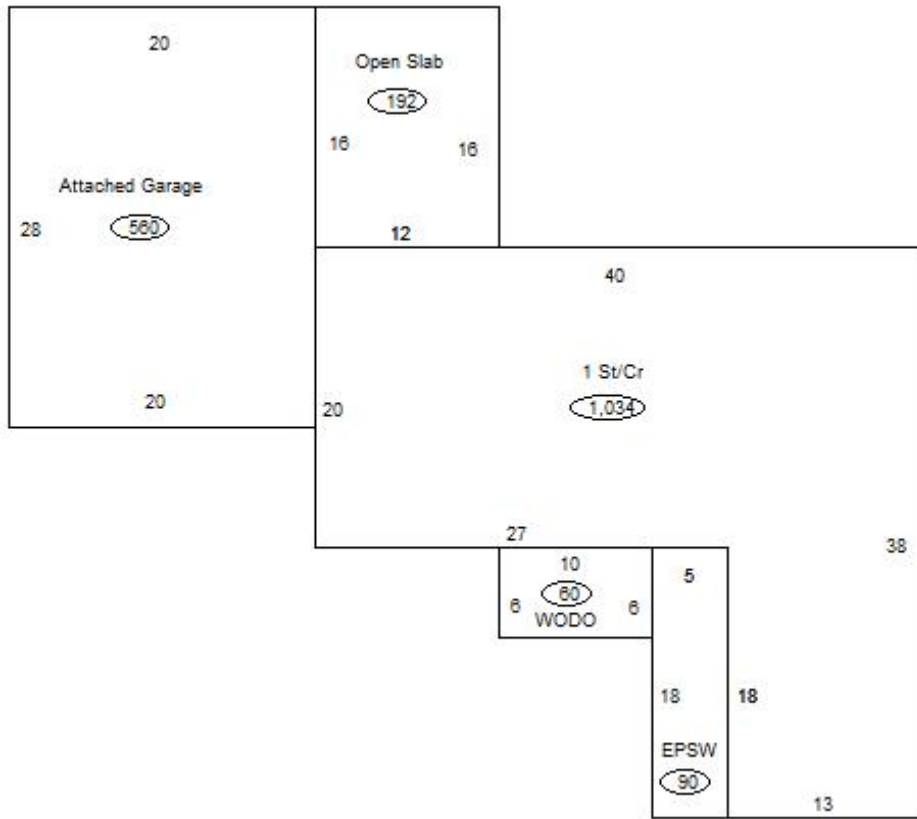
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	89,289		
Lot Value	32,830		
Indicated Value	122,119	118.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	122,119	118.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	71775	18x5		90	70.06		6,305
WODO	WOOD DECK - OPEN	71776	10x6		60	29.12	80%	349
PATO	SLAB PORCH - OPEN	71777	16x12		192	10.63		2,041



Sketch Image

660030050



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,034	1.000	1,034
2	G	1		13	Attached Garage	560	1.000	560
3	M	EPSW		13	EPSW	90	1.000	90
4	M	WODO		13	WODO	60	1.000	60
5	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,034		1,034