




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:32:43  
Page 1

Assessment Data					Primary Image				
Account	660030056				 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-26\IMG_006i 5/27/2021</p>				
Parcel ID	000000-00-0-00375-011-0006								
Cadastral ID	35-20-14-05380								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	1 - CATOOSA OT								
Name ID	311809								
DE LA CRUZ, SUSANA									
16302 E OKLAHOMA ST TULSA OK 74116-0000									
Parcel Location									
Situs	16302 E OKLAHOMA ST								
Subdivision	HIGHLAND ACRES								
Lot/Block	0006 / 0011	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: 36.17500588 -95.79493978									
Building Permits									
LOT 6 BLOCK 11 HIGHLAND ACRES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					2388/871	DEUTSCHE BANK NATIONAL TRUST C	02/19/2014	44,500	3
					2368/478	MCGHEE, PATRICK S	11/07/2013	0	10
					1837/909	PHELPS, MICHAEL JOHN	12/28/2006	100,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.660	Current Tax
Remove Cap	2015	Land Value	37,644	22,152	11%	2,437	Assessed	20,143	2,148.45
Year Frozen	0	Improvements	160,964	160,964		17,706	Penalty	0	
Uncapped Value	47,256	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	198,608	183,116		20,143	Total Taxable	20,143	2,148.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660030056	DE LA CRUZ, SUSANA			1	153,605	0	14,233	1,518.00
2024	2024-660030056	DE LA CRUZ, SUSANA			1	160,706	0	13,556	1,430.00
2023	2023-660030056	DE LA CRUZ, SUSANA			1	130,311	0	12,909	1,325.00
2022	2022-660030056	DE LA CRUZ, SUSANA			1	111,774	0	12,295	1,234.00
2021	2021-660030056	DE LA CRUZ, SUSANA			1	115,509	0	12,706	1,118.00
2020	2020-660030056	DE LA CRUZ, SUSANA			1	114,880	0	12,569	1,113.00
2019	2019-660030056	DE LA CRUZ, SUSANA			1	108,820	0	11,970	1,075.00
2018	2018-660030056	DE LA CRUZ, SUSANA			1	111,204	0	12,232	1,092.00
2017	2017-660030056	DE LA CRUZ, SUSANA			1	107,226	0	11,795	1,065.00
2016	2016-660030056	DE LA CRUZ, SUSANA			1	104,214	0	11,464	1,020.00
2015	2015-660030056	DE LA CRUZ, SUSANA			1	100,884	0	11,097	992.00
2014	2014-660030056	DE LA CRUZ, SUSANA			1	103,084	0	10,814	978.00
2013	2013-660030056	MCGHEE, PATRICK S			1	98,539	0	10,299	922.00



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Date 04/16/2026  
Time 22:32:43  
Page 2

Lot Data	Square-Foot - NBHD 1045 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3527 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 15,365.00 x 2.45 = 37,644 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 37,644		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-26\IMG_006i 5/27/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Frame, Stucco 10% Veneer, Masonry
<b>Base/Total Area</b>	1,589 / 1,589
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,008 Detached Garage - Finished
<b>Remodel</b>	FULL -
<b>Year/Eff Age</b>	1976 / 30

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	99.32	<b>Total Misc Impr</b>	+ 28,422
<b>Roofing Adj</b>	+ 4.46	<b>Garage Cost</b>	+ 36,308
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	= 263,768
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 40%)</b>	- 105,507
<b>Plumbing Adj</b>	+ 8.86	<b>Lump Sums</b>	+ 1,710
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 159,971
<b>Adj Base Cost</b>	= 125.26	<b>Lot Value</b>	+ 37,644
<b>Total Area</b>	x 1,589	<b>Indicated Value</b>	= 197,615
<b>Adjusted Cost</b>	= 199,038	<b>Value Per SqFt</b>	124.36

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	211,567 133.14 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	7
<b>Indicated Value</b>	131,040 Per SqFt

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	159,971
<b>Lot Value</b>	37,644
<b>Indicated Value</b>	197,615 124.36 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	993
<b>Total Value</b>	198,608 124.99 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	71793		136	136	23.81		3,238
WODO	Wood Deck - Open	71794	16x8		128	24.29	45%	1,710
PRCH	Porch	71795		916	916	21.93		20,088



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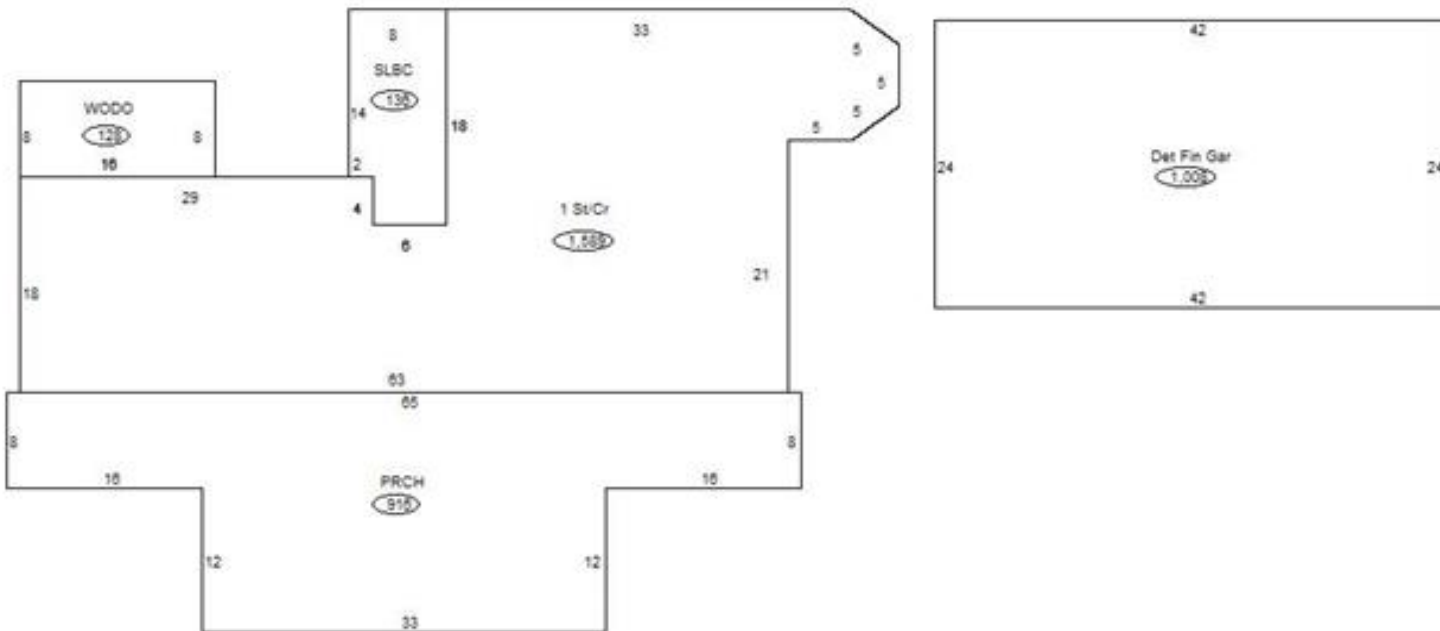
Date 04/16/2026

Time 22:32:43

Page 3

### Sketch Image

660030056



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,589	1.000	1,589
2	M	PRCH		13	SLBC	136	1.000	136
3	M	WODO		13	WODO	128	1.000	128
4	M	PRCH		13	PRCH	916	1.000	916
5	G	6		13	Det Fin Gar	1,008	1.000	1,008
<b>Total Building Area</b>						<b>1,589</b>		<b>1,589</b>



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Date 04/16/2026  
Time 22:32:43  
Page 4

660030056

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x20x8	Concrete	Formed Metal	400
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
Base Cost (5.28 x 400)	2,112		2,112	1,119
				993