




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 660030063 Parcel ID 000000-00-0-00375-012-0001 Cadastral ID 35-20-14-05450 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 173204 COX, JANIE DARLING & JEANNIE S KELLEY 1330 N 163RD E AVE TULSA OK 74138-0000 Parcel Location Situs 01330 N 163RD E AVE Subdivision HIGHLAND ACRES Lot/Block 0001 / 0012 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_009: 5/27/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.17500253 -95.79548307																																																																																																																									
LOT 1 BLOCK 12 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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1045 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.3506							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	15,272.00 x 2.45 = 37,416			\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-5-26\IMG_009; 5/27/2021				
Factor Value								
Adjustments	1.0000							
Lot Value	37,416							
Residential Data				GRM Approach				
Type	1 Single Family Residence			GRM Code				
Condition	4 - Good			Gross Rent	0.00			
Quality	2 - Fair			Indicated Value				
Architecture	TRAD TRADITIONAL			Multiple Regression				
Style	100% Two Story			MRA Code	1 Test			
Exterior Wall	50% Masonry, Concrete Block 50% Frame, Siding			Adusted R	0.8445			
Base/Total Area	2,299 / 3,578			Indicated Value	299,205	83.62	Per SqFt	
Style	100% Two Story			Direct Comparables				
HVAC	100% Warmed & Cooled Air 2 Wall Air Conditioner			Selection Model	A Adam Test			
Roof Cover	4 Metal, Preformed			Adjustment Model	1 2022 Residential			
Area on Slab	0			Comparables	6			
Fixture/RghIn	4 /			Indicated Value	155,620		Per SqFt	
Bed/F/H Bath	2 / 1.0 /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type	1,020 Subterranean Garage			Improvements	195,047			
Remodel				Lot Value	37,416			
Year/Eff Age	1977 / 29			Indicated Value	232,463	64.97	Per SqFt	
Cost Approach				Agland Value				
Manual : 01/2025				Site Improvements	8,525			
Base Cost	64.43	Total Misc Impr	+ 17,154	Total Value	240,988	67.35	Total Value Per SqFt	
Roofing Adj	+ 2.68	Garage Cost	+ 26,693					
Subfloor Adj	+ 1.33	Total RCN	= 330,588					
Heat/Cool Adj	+ 10.30	Depreciation (41%)	- 135,541					
Plumbing Adj	+ 1.40	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 195,047					
Adj Base Cost	= 80.14	Lot Value	+ 37,416					
Total Area	x 3,578	Indicated Value	= 232,463					
Adjusted Cost	= 286,741	Value Per SqFt	64.97					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71808	22x8		176	20.74		3,650
PRCH	SLAB PORCH - COVERED	71809	8x8		64	21.09		1,350
PRCH	Porch	175748	26x10		260	20.48		5,325
BALS	Balcony - Steel/Concrete	175749	22x8		176	38.80		6,829



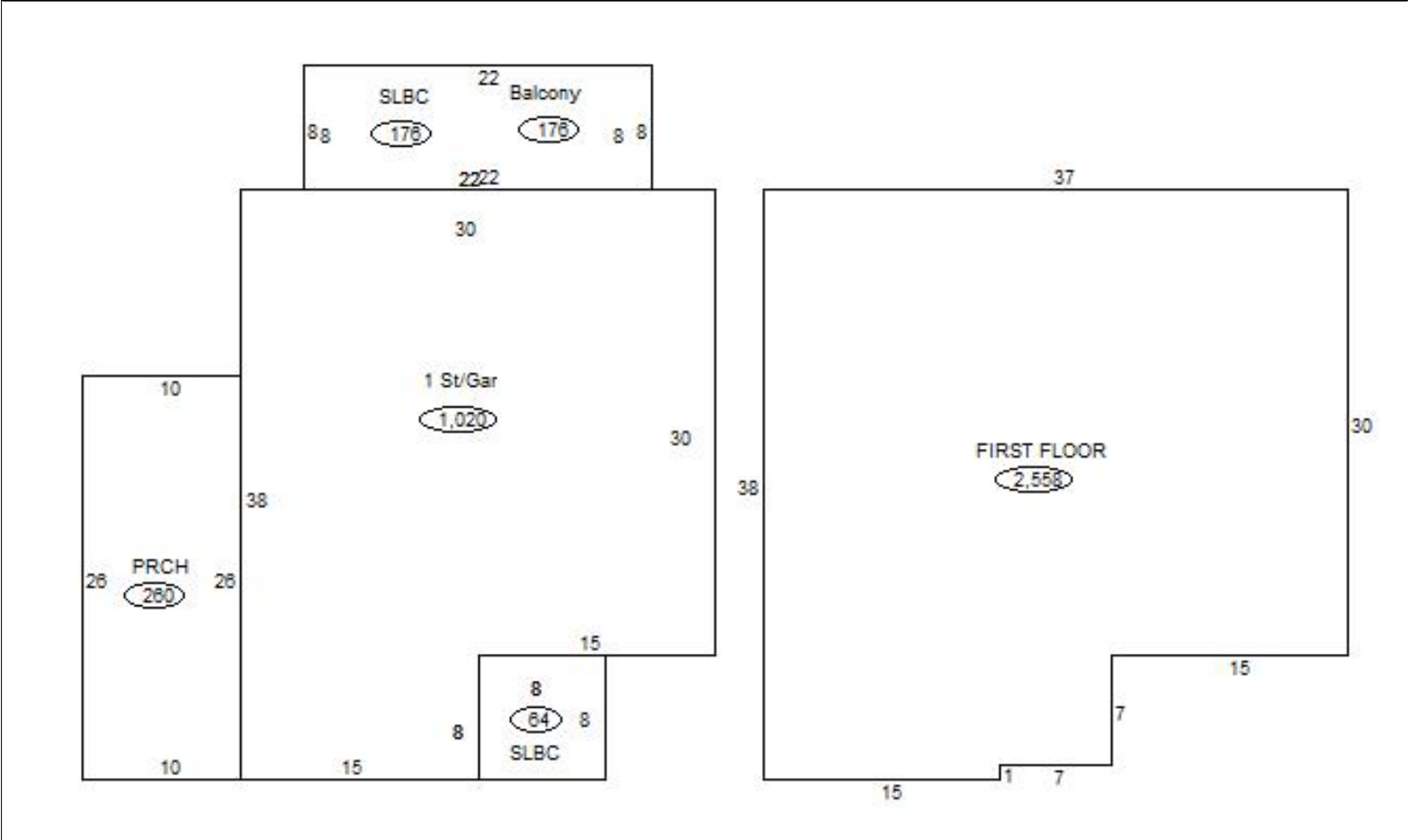
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Garage	13	1 St/Gar	1,020	1.000	1,020
2	M	PRCH		13	SLBC	176	1.000	176
3	M	PRCH		13	SLBC	64	1.000	64
4	R	2		13	FIRST FLOOR	1,279	2.000	2,558
5	M	PRCH		13	PRCH	260	1.000	260
6	M	BALS		13	Balcony	176	1.000	176
Total Building Area						2,299		3,578



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		12x16x7	Plank	Composition Shingle	192
Qual	3	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (23.81 x 192)		4,572		4,572 1,692		2,880
CPRV	Carport - RV		30x18x12	Concrete	Formed Metal	540
Qual	3	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)		RCNLD
Base Cost (11.79 x 540)		6,367		6,367 2,738		3,629
PCPT	Carport - Portable		20x18x10	Concrete	Formed Metal	360
Qual	3	Cond 3	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (5.60 x 360)		2,016		2,016		2,016