



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 660030075 Parcel ID 000000-00-0-00375-013-0001 Cadastral ID 35-20-14-05570 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 346710 WARKENTIN, GARTH OLIVER 16190 E NEWTON PL TULSA OK 74116-0000 Parcel Location Situs 16190 E NEWTON PL Subdivision HIGHLAND ACRES Lot/Block 0001 / 0013 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\2021-5-27\IMG_000' 5/28/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.17408501 -95.79542923 LOT 1 BLOCK 13 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 0.3291 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,337.00 x 2.45 = 35,126 Factor Value Adjustments 1.1573 Lot Value 40,651		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1953 / 64

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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	80,417	52.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	94,550		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,363		
Lot Value	40,651		
Indicated Value	87,014	56.65	Per SqFt
Agland Value			
Site Improvements	993		
Total Value	88,007	57.30	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.22	Total Misc Impr	+	12,554			
Roofing Adj	+ 3.77	Garage Cost	+				
Subfloor Adj	+ 2.19	Total RCN	=	154,542			
Heat/Cool Adj	+ 0.00	Depreciation (70%)	-	108,179			
Plumbing Adj	+ 3.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	46,363			
Adj Base Cost	= 92.44	Lot Value	+	40,651			
Total Area	x 1,536	Indicated Value	=	87,014			
Adjusted Cost	= 141,988	Value Per SqFt		56.65			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71828	14x6		84	21.03		1,767
PRCH	SLAB PORCH - COVERED	71829	4x4		16	21.24		340
EPSW	ENCLOSED PORCH - SOLID WALL	71830	16x12		192	54.41		10,447



Rogers

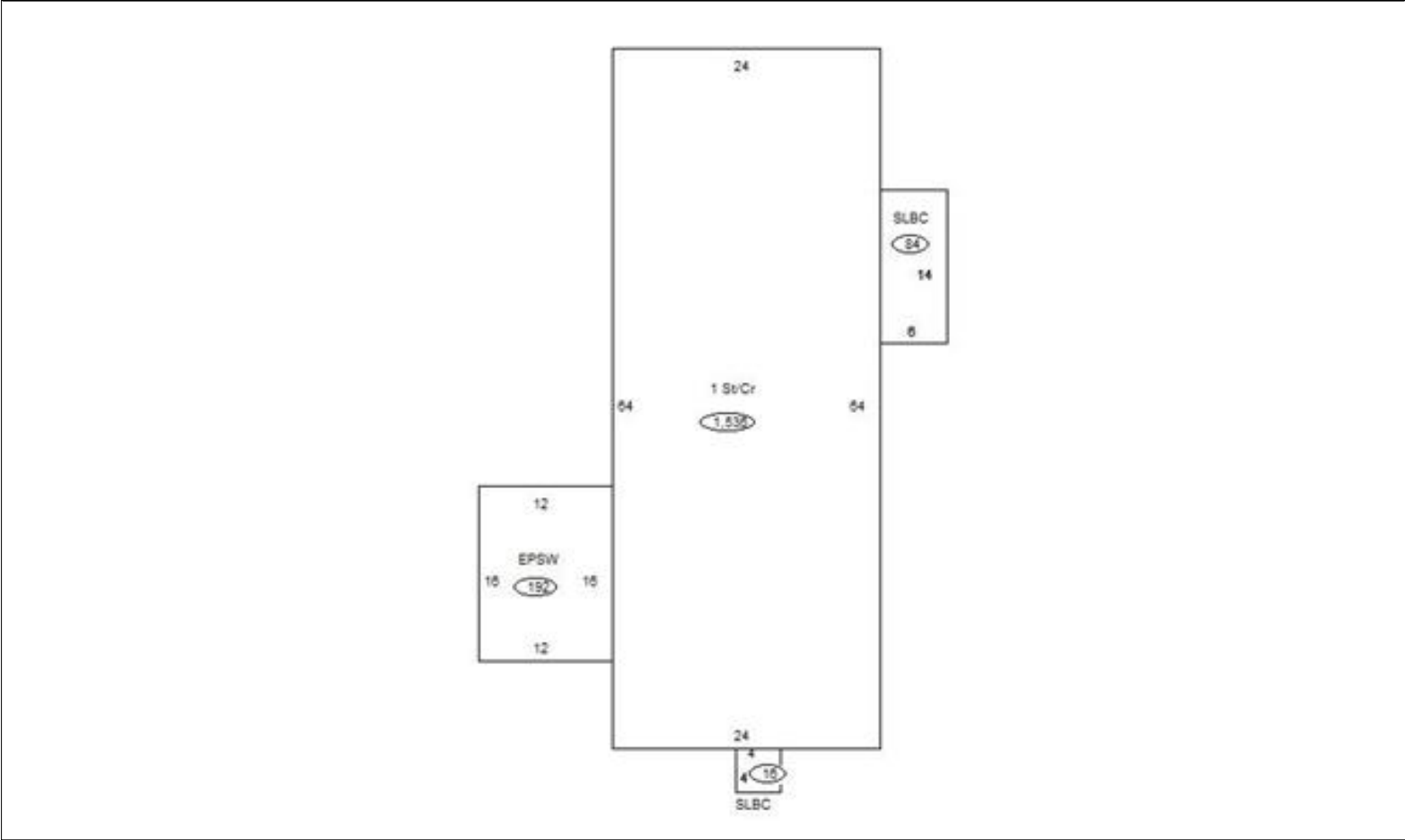
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,536	1.000	1,536
2	M	PRCH		13	SLBC	84	1.000	84
3	M	PRCH		13	SLBC	16	1.000	16
4	M	EPSW		13	EPSW	192	1.000	192
Total Building Area						1,536		1,536



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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