




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:33:08
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660030098 Parcel ID 000000-00-0-00375-014-0012 Cadastral ID 35-20-14-05800 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 174764 WOFFORD, FRANKIE L TRUSTEE 1102 N 165TH E AVE TULSA OK 74138-0000 Parcel Location Situs 01102 N 165TH E AVE Subdivision HIGHLAND ACRES Lot/Block 0012 / 0014 Parcel Size 1 - Lots Sec/Twn/Rng 35 / 20 / 14 / 5 Neighborhood 1045 - R-V03-SW CATOOSA School District S002 - CATOOSA SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2017-03-07 03-07-17\03-07-17 011.J 3/13/2017</p>																																																																																																																				
Legal Description Lot/Long: 36.17377284 -95.79329384 LOT 12 BLOCK 14 HIGHLAND ACRES																																																																																																																									
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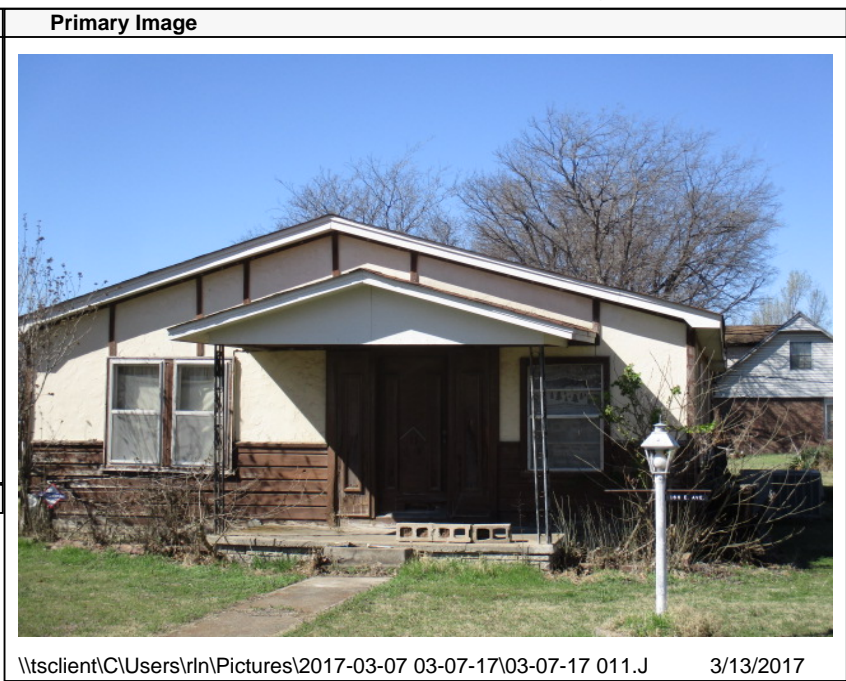
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Lot Data		Square-Foot - NBHD 1045 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3383		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	14,735.00 x 2.45 = 36,101		
Factor Value			
Adjustments	1.0000		
Lot Value	36,101		



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Frame, Plywood o
Base/Total Area	1,680 / 1,680
Style	100% One Story
HVAC	100% Forced Air Furnace 5 Wall Air Conditioners (
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 68

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	208,523 124.12 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	187,970 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	73,278
Lot Value	36,101
Indicated Value	109,379 65.11 Per SqFt
Agland Value	
Site Improvements	
Total Value	109,379 65.11 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.94	Total Misc Impr	+	2,570
Roofing Adj	+ 5.87	Garage Cost	+	20,708
Subfloor Adj	+ 0.00	Total RCN	=	228,994
Heat/Cool Adj	+ 7.92	Depreciation (68%)	-	155,716
Plumbing Adj	+ 4.72	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	73,278
Adj Base Cost	= 122.45	Lot Value	+	36,101
Total Area	x 1,680	Indicated Value	=	109,379
Adjusted Cost	= 205,716	Value Per SqFt		65.11

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71869	13x6		78	32.95		2,570



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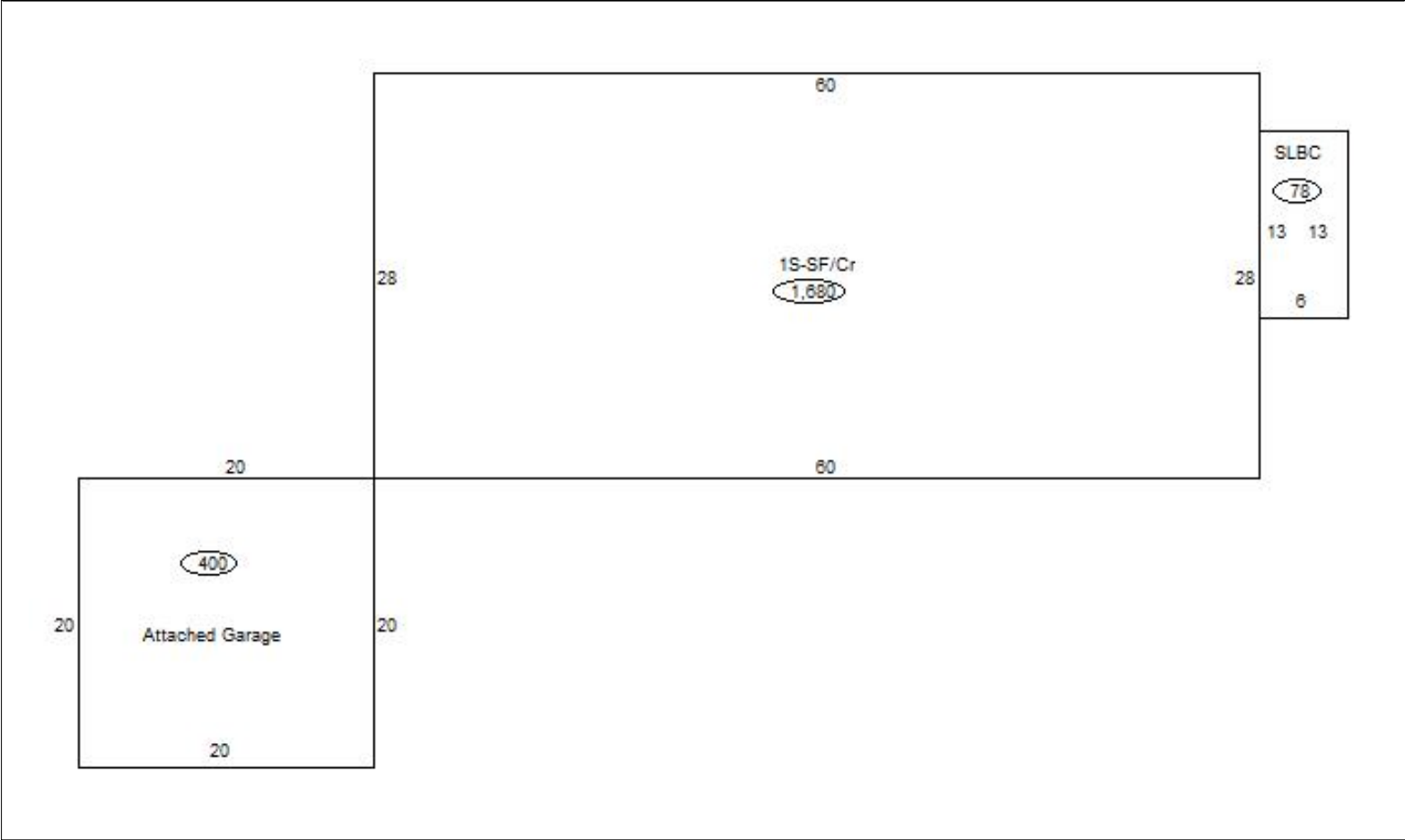
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Sketch Image

660030098



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	400	1.000	400
2	M	PRCH		13	SLBC	78	1.000	78
3	R	1	Crawl	13	1S-SF/Cr	1,680	1.000	1,680
Total Building Area						1,680		1,680