



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:33:12
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Assessment Data					Primary Image																																																																																																																				
Account 660030111 Parcel ID 000000-00-0-00375-016-0001 Cadastral ID 35-20-14-05930 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 1 - CATOOSA OT Name ID 262760 GUTHRIE, BRENDA G & RONALD E 1316 N 169TH E AVE TULSA OK 74116-0000 Parcel Location Situs 01316 N 169TH E AVE Subdivision HIGHLAND ACRES Lot/Block 0001 / 0016 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\2021-6-1\IMG_0021. 6/1/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.17409493 -95.78886199																																																																																																																									
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Lot Data		Square-Foot - NBHD 1045 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2967		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	12,925.00 x 2.45 = 31,666		
Factor Value			
Adjustments	1.0000		
Lot Value	31,666		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,854 / 1,854
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	103,358	55.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	97,620		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.80	Total Misc Impr	+ 2,598
Roofing Adj	+ 3.90	Garage Cost	+
Subfloor Adj	+ 2.28	Total RCN	= 200,513
Heat/Cool Adj	+ 10.30	Depreciation (51%)	- 102,262
Plumbing Adj	+ 4.47	Lump Sums	+ 2,270
Basement Adj	+ 0.00	RCNLD	= 100,521
Adj Base Cost	= 106.75	Lot Value	+ 31,666
Total Area	x 1,854	Indicated Value	= 132,187
Adjusted Cost	= 197,915	Value Per SqFt	71.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,521		
Lot Value	31,666		
Indicated Value	132,187	71.30	Per SqFt
Agland Value			
Site Improvements	4,492		
Total Value	136,679	73.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	71882	7x4		28	21.20		594
WODO	WOOD DECK - OPEN	71883	22x10		220	18.76	45%	2,270
PATO	SLAB PORCH - OPEN	71884	22x10		220	9.11		2,004



Rogers

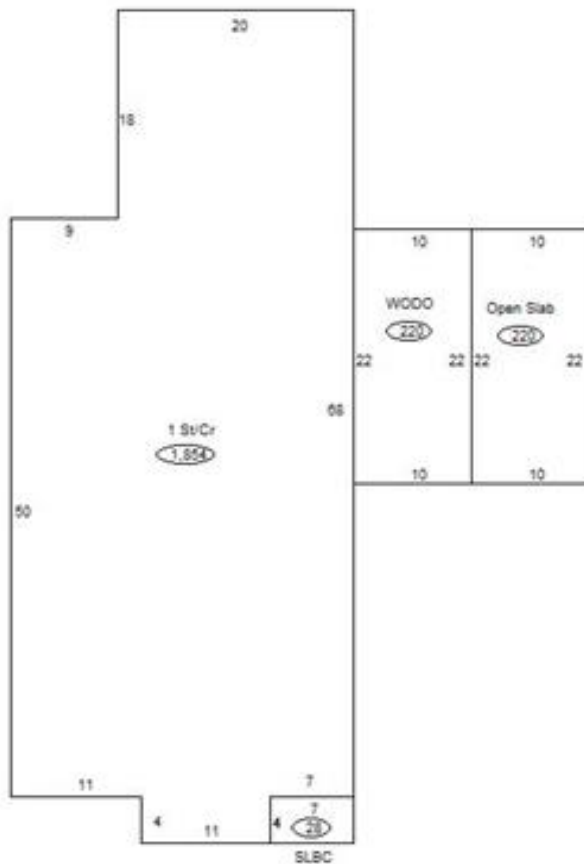
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Sketch Image

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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	1,854	1.000	1,854
2	M	PRCH		13	SLBC	28	1.000	28
3	M	WODO		13	WODO	220	1.000	220
4	M	PATO		13	Open Slab	220	1.000	220
Total Building Area						1,854		1,854



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x6	Plank	Composition Shingle	64
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (32.15 x 64)	2,058		2,058	947
						1,111
	WODO	Wood Deck - Open	4x8x0	Plank		32
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
		Base Cost (30.53 x 32)	977		977	528
						449
	SHDS	Shed - Small	10x24x7	Plank	Composition Shingle	240
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (22.62 x 240)	5,429		5,429	2,497
						2,932
	STF	STG FAIR (PORTABLE) NV	0x0x0			
	Qual	0	Cond	Year 0	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ 0% Func)	RCNLD
		Base Cost (4.68 x)				

